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REBUS CLOSE, JAMESON MANOR, PONTELAND, NE20

Offers Over £270,000

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Well-presented three-bedroom Ashberry built terraced home situated on Rebus Close within the popular Jameson Manor development in Ponteland.

The property offers a bright lounge, a modern open-plan kitchen/dining room with direct access to the garden, and three well-proportioned bedrooms, including a main bedroom with en-suite. Externally, the property further benefits from off-street parking and an enclosed East facing rear garden overlooking fields

Ponteland is a highly sought-after area offering a range of local amenities including shops, cafés, restaurants and well-regarded schools. The area also benefits from excellent transport links, with easy access to Newcastle city centre, the airport and surrounding areas.

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The internal accommodation comprises: an entrance hallway with access to a convenient ground-floor WC. To the front is a spacious lounge, providing a bright and comfortable reception space with a pleasant outlook.

To the rear of the property is an impressive open-plan kitchen/dining room, fitted with a range of modern wall and base units, integrated appliances and a central island, creating a sociable and functional space. The room comfortably accommodates dining furniture and benefits from bi-fold doors opening out to the rear garden, allowing for excellent natural light and a strong connection to the outside.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two doubles and a single. The main bedroom benefits from an en-suite shower room and built-in wardrobes and cupboards, while the remaining bedrooms are served by a family bathroom fitted with a bath, WC and washbasin.

Externally, the property benefits from off-street parking to the front. To the rear is an enclosed garden, mainly laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining.



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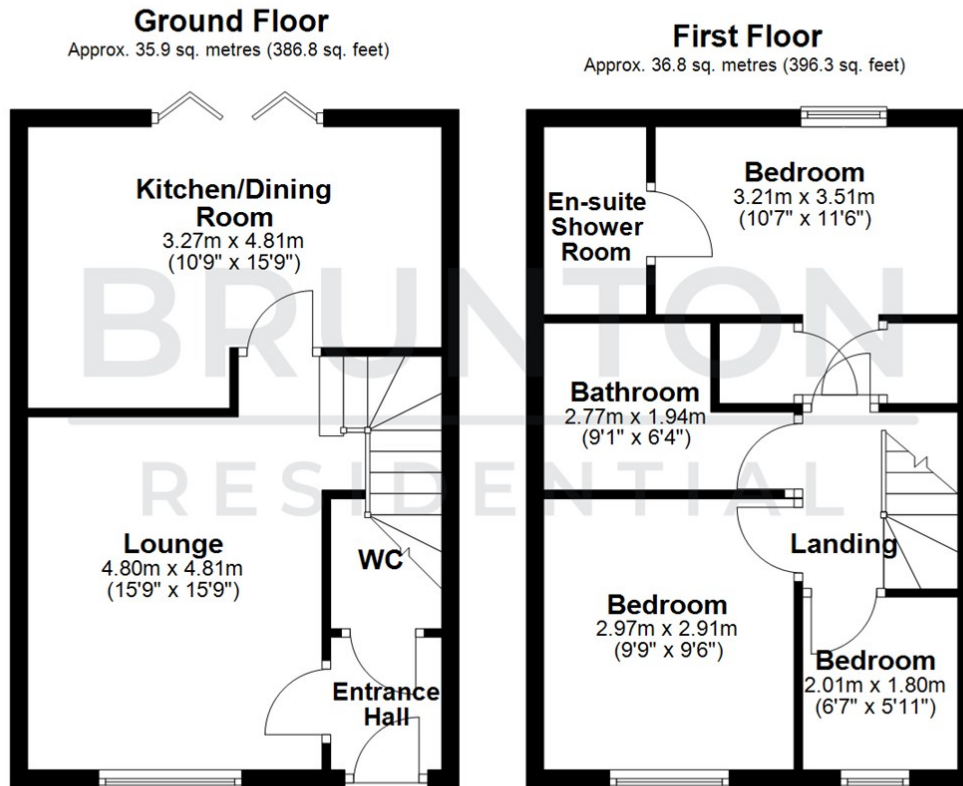
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 72.7 sq. metres (783.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	