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ALLEYN GARDENS, PONTELAND, NE20

Price Guide £585,000

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Immaculately Presented Four-Bedroom Detached Home Positioned on Alleyn Gardens Within the Prestigious Jameson Manor Development. Offering a South-Facing Landscaped Garden, Contemporary Open Plan Kitchen/Living Area, En-Suite to the Principal Bedroom, and Picturesque Views Over a Central Green.

This modern family home offers well-planned accommodation over two floors, featuring four generously sized bedrooms, two stylish bathrooms, a spacious entrance hall and landing, and a striking open-plan kitchen/family space. Additional features include a utility room, ground floor WC, and a converted garage currently utilised as a home gym.

Situated in a prime cul-de-sac setting within Jameson Manor, the property enjoys a thoughtfully landscaped rear garden and excellent access to local schools, amenities, and transport links. Freehold - EPC rating B - Council Tax Band F.

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Internal accommodation briefly comprises: The front door opens to a welcoming entrance hall, with stairs rising to the first floor and a useful storage cupboard. To the right is a generous living room featuring a stunning media wall, and offering views across the green and neighbouring traditional-style homes. To the left is internal access to the garage which has been converted into a home gym and storage area to the front.

At the rear of the property lies the heart of the home: a striking open-plan kitchen, dining and family living space. The kitchen includes a central island with quartz worktops, a fitted dining table, and double doors that open onto the garden. From the kitchen is access to a separate utility room and a ground floor WC for added convenience.

Upstairs, a spacious landing gives access to four well-proportioned double bedrooms. The principal bedroom overlooks the green and benefits from fitted wardrobes and a private en suite shower room. Of the remaining bedrooms, one also includes fitted wardrobes. The family bathroom is equipped with a bath and a walk-in shower.

Externally, the rear garden has been thoughtfully landscaped with porcelain tiled patio area, a generous lawn, raised beds, and a modern pergola featuring an adjustable roof system to suit the weather, that could be available subject to negotiation. The property also features a south-facing aspect, driveway parking to the front and is further complimented by 6.8kW solar panel system.



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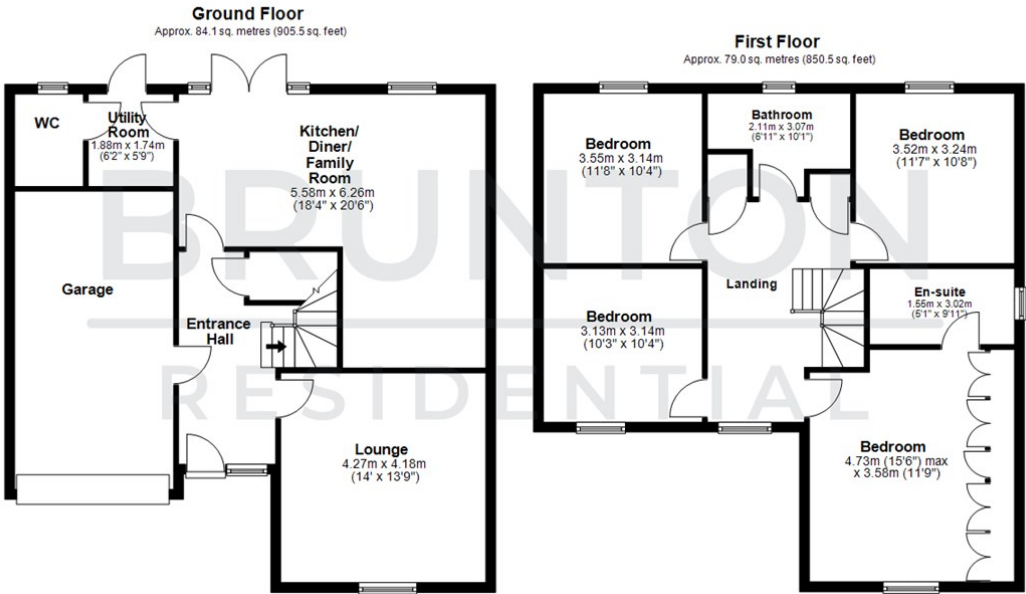
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



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		93
(81-91) B	85	
(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	