

BRUNTON

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BARNABY WAY, PONTELAND, NE20

Price Guide £480,000

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Immaculately Presented Four-Bedroom Detached Home with Garage, Driveway, and Garden, Offered with No Onward Chain in Jameson Manor

This beautifully decorated property offers a stylish kitchen which opens to a dining and family area, a dual-aspect living room, four bedrooms including a principal with en-suite, and a family bathroom. Additional features include a ground floor WC, fitted storage, and a garage currently set up as a gym. Outside, there is a block-paved driveway and a lawned rear garden with a patio.

Situated in the desirable Jameson Manor development, the home provides convenient access to local amenities, schools, and excellent transport links. The property features many upgrades, a viewing is essential to fully appreciate the standard of accommodation on offer. EPC Rating B - Council Tax Band F - Freehold.



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The internal accommodation briefly comprises: The front door opens to a reception hallway with a ground floor WC and a convenient cloaks cupboard offering clever shoe storage. To the left is an immaculately presented kitchen with quartz worktops, open to a dining area and family room, which provides access to the rear garden. On the opposite side of the hallway is a dual-aspect living room with bespoke fitted cupboards, shelving, a media area, and doors leading out to the garden.

To the first floor, a sizeable landing includes a laundry cupboard and gives access to four generous bedrooms. The principal bedroom features panelled walls, fitted wardrobes, and an en suite shower room, while one of the additional bedrooms is currently used as a dressing room. The remaining rooms are served by a well-presented family bathroom.

Externally, there is a block-paved driveway leading to a garage, currently fitted out as a gym. To the rear, the well maintained garden is laid to lawn and complemented by a patio seating area to enjoy the tranquil surroundings.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	