

# BRUNTON

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## RESIDENTIAL



**ASHCROFT, JAMESON FIELDS, NE20**

**Offers Over £525,000**



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Beautifully Presented Four Bedroom Detached Home Situated In Jameson Fields, Open Plan Kitchen Breakfast Room With Family Area, Garden Room, Ground Floor WC, Under Floor Heating, Dining Room, Four Bedrooms, En-suite Shower Room And Family Bathroom, Driveway And Garage, Beautiful Views, No Onward Chain.

Jameson Fields enjoys an excellent position within Ponteland, offering easy access to the village's amenities, shops, cafés, restaurants, leisure facilities and well regarded schools. Strong transport links provide convenient connections into Newcastle and the wider region, making this an appealing choice for families and professionals seeking a high quality home in a desirable location. This property was the show home for the development, and benefits from some lovely upgrades. EPC rating B - Council Tax Band F - Freehold.



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The front door opens to a welcoming hallway that immediately reflects the high standard of finish, featuring upgraded internal doors and a beautifully fitted staircase with hardwood and glass detailing. To the right is the dining room, enjoying open views across the fields to the front. To the left is the living room, which benefits from similar forward facing views and a charming box bay window that enhances the natural light.

Positioned across the rear of the property is a superb kitchen and dining area with an additional family space. The kitchen has been fully renovated by the current owners to an exceptional standard and features a John Lewis kitchen with quartz work surfaces and a central island. A garden room has also been added to the rear, complete with underfloor heating that continues throughout the kitchen and family area. A convenient downstairs WC serves the ground floor.

Stairs lead to the first floor landing, which gives access to the principal bedroom with its own en-suite shower room, the family bathroom and three further well-proportioned bedrooms.

Externally, the rear garden has been landscaped to an incredibly high standard and includes a patio, lawn and mature planted borders. To the rear is a sizeable driveway, that leads to a garage providing useful off street parking.





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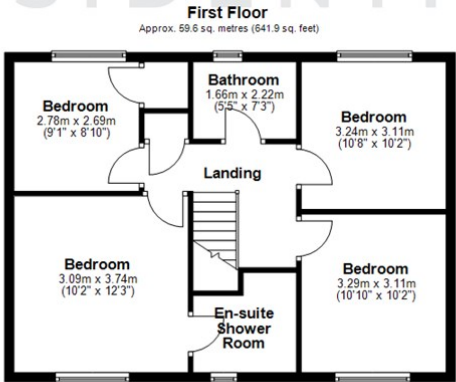
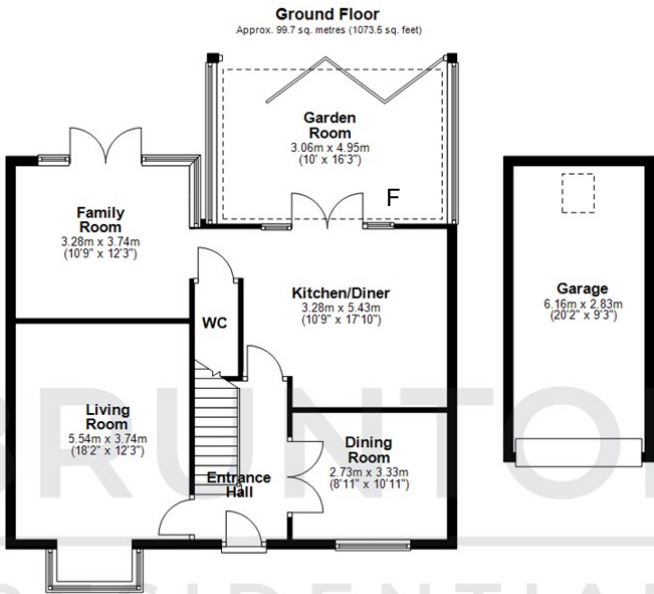
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TENURE : Freehold

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		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		