



Barnaby Way | Ponteland | NE20 0ES

£365,000 Offers Over

Offered for sale in immaculate condition, this contemporary three-bedroom semi-detached house is located within the sought-after Jameson Manor estate, Ponteland. Benefiting from significant upgrades, the property combines modern living with comfort and efficiency, holding an impressive EPC rating of B. The location provides easy access to nearby schools, local amenities, and inviting green spaces.

ROOK
MATTHEWS
SAYER



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1



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SEMI DETACHED

UPGRADED FAMILY HOME

SPACIOUS LIVING

DINING KITCHEN

THREE DOUBLE BEDROOMS

TWO BATHROOMS

INTEGRAL GARAGE

SOUTH FACING GARDEN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Upon entry, you are welcomed into a well-appointed kitchen with granite countertops, integrated appliances, excellent natural light, and ample dining space – perfect for every-day family meals and entertaining. The stylish reception room to the rear, filled with natural light through large windows, which offer a tranquil view of the south-facing garden. French doors lead directly outside, creating an ideal space for indoor-outdoor living.

Upstairs, the master bedroom features dual aspect windows with open views, built-in wardrobes, and an elegant en-suite with rain shower, heated floors, and a heated towel rail. Two further double bedrooms, one with built-in wardrobes, provide comfortable accommodation. A family bathroom, equipped with underfloor heating, heated towel rail, and a shower over the bath, serves the upper level, while a convenient WC is located on the ground floor.

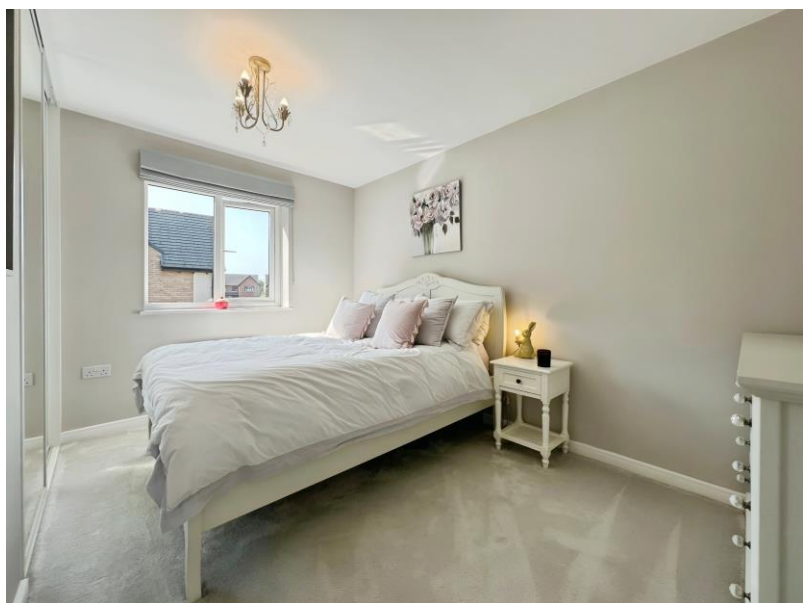
Outside, the property boasts a single garage with EV charging facilities. The well-maintained, south-facing garden provides a pleasant outlook and space to relax.

With open views to the front, council tax band D, and contemporary features throughout, this home presents a prime opportunity for families seeking a stylish, move-in ready property in a desirable location.

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Living Room:
11'02" x 15'04" - 3.40m x 4.67m

Kitchen:
13'11" x 15'04" (max) - 4.24m x 4.67m

W.C.

Bedroom One:
16'05" x 10'07" - 5.00m x 3.22m

En-suite:
5'03" x 7'10" - 1.60m x 2.39m

Bedroom Two:
12'05" x 8'01" - 3.78m x 2.46m

Bedroom Three:
12'11" x 8'01" - 3.94m x 2.46m

Bathroom:
6'07" x 6'07" - 2.00m x 2.00m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

P00007462.SD.SD.V.1





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.