



Holmes Row | Ponteland | NE20

£475,000

This immaculate three-bedroom unfurnished detached family home is available for sale in a cul-de-sac setting within the Jameson Manor development in Ponteland, Newcastle upon Tyne.

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DETACHED FAMILY HOME

CUL DE SAC

SPACIOUS LIVING

OPEN PLAN DINING KITCHEN

THREE DOUBLE BEDROOMS

ENSUITE TO PRIMARY

NO UPPER CHAIN

DRIVEWAY PARKING

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The ground floor features a light open-plan kitchen with dining and breakfast area, integrated appliances and bi-folding doors opening to the garden, together with a separate utility room. There is a well-presented living room and a converted half-garage providing a flexible home office or play room.

A family bathroom with custom mirror and heated towel rail serves the upstairs, complementing the master bedroom with ensuite, built-in wardrobes and Juliet balcony, plus two further double bedrooms, one with dual windows.

The property has an EPC rating of B and falls within Council Tax band E.

Ponteland is well regarded for its nearby schools, local amenities and attractive village centre with shops, cafés, pubs and restaurants. The property benefits from good public transport links, with regular bus services towards Newcastle. Newcastle city centre and Newcastle International Airport are both accessible by car in around 15–25 minutes, providing rail, Metro and air connections to regional and national destinations.

Local green spaces, including Ponteland Park and riverside walks along the River Pont, are within easy reach, offering leisure and recreation opportunities for families. This home is particularly suitable for families seeking three double bedrooms, modern accommodation and access to local schools and amenities in a sought-after Ponteland location.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: 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: E

EPC RATING: B

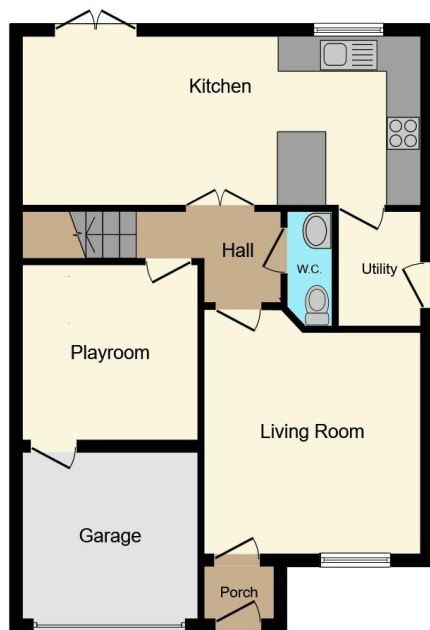
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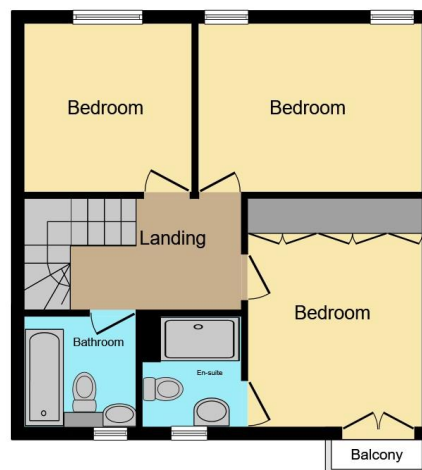
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		