



Dixon Close Ponteland

This three-bedroom modern detached home on the much sought after Jameson Manor estate has a wonderful aspect overlooking views of the countryside. The private garden to the rear of the property, provides a sunny outlook and the garage and generous drive give ample parking. The front door opens to a welcoming entrance hall and a comfortable lounge. There is an inner hallway, a lavish ground floor WC, and a bright modern dining kitchen with French doors to the garden and access to the utility room which has a door to the side of the property. Stairs lead to the first floor landing, the principal bedroom with en-suite shower room and built in wardrobes, a stylish family bathroom with double shower cubicle and a further two bedrooms with magnificent views to the rear of the estate. Externally there is a block paved driveway leading to the single garage. Jameson Manor is a sought-after estate with highly regarded schools for all ages nearby, excellent amenities in Ponteland village and a real sense of community.

Asking Price: £360,000

ROOK
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SAYER

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Entrance hall

Living Room 3.66m x 4.04m

Carpet, radiator, window to front, TV connections



Hall with stairs to first floor and radiator

Downstairs WC

Laminate flooring, WC, sink, part tiled walls, radiator, extractor

Kitchen Dining Room 6.93m x 2.87m

Laminate flooring, Floor and wall units, sink, integrated dishwasher, fridge freezer, oven, gas hob and extractor fan, breakfast bar, UPVC doors to garden, window to rear



Utility Room 1.6m x 1.63m

Laminate flooring, Freestanding washing machine, sink, floor units, door to side, boiler

Bathroom 2.06m x 1.9m

Wood effect flooring, part tiled walls, bath, sink, WC, heated towel rail



Bedroom One 3.33m x 2.95m

Carpet, fitted wardrobes, radiator, Juliet balcony to front

En-suite

Wood effect flooring, part tiles walls, shower, WC, sink, heated towel rail, window

Bedroom Two 3.35m x 2.87m

Carpet, Fitted wardrobes, dual aspect windows, radiator

Bedroom Three 2.87m x 2.84m

Carpet, fitted wardrobes, radiator, window to rear

Garage

With light, power, and an up-and-over door to the front.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage with double 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.

AGENTS NOTE - RESTRICTIONS AND RIGHTS

Any restrictions and rights should be confirmed through your solicitor.

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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Dixon Close, Ponteland

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

