



- 4 Bed Detached House
- Conservatory
- 18' Utility/Work Room
- Sought After Location

- Deceptively Spacious
- 21' Study/Ground Floor Bed 4
- Refurbished Bathroom/WC with Shower

- 21' Lounge/Dining Room
- High Gloss Kitchen
- Family Gardens



An extended 3/4 bedroomed detached house, offering deceptively spacious and flexible family accommodation, within an excellent location in this sought after residential estate. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with storage cupboard. The 21' 'L' shaped Lounge/Dining Room has a bow window to the front with French doors opening to the Conservatory, overlooking and with doors to the rear garden. There is a 21' dual aspect Study/Ground floor bedroom with Velux roof lights, bow window to the front and French doors to the rear. The Kitchen is fitted with a range of high gloss wall and base units, sink unit, granite work surfaces, split level oven, combi oven/microwave, 4 ring ceramic hob with extractor over and integral fridge, freezer and dishwasher with matching doors. The Rear Hall has French doors to the rear garden and there is a useful 18' Utility/Workshop with separate WC. Stairs lead from the hall to the First Floor Landing, with access to the loft via a retractable ladder and there is a cupboard housing the combi boiler. Bedroom 1 is to the front and has a good range of fitted wardrobes, bedside cabinets and drawer units. Bedroom 2 has distant views to the rear and Bedroom 3 is to the front. The family Bathroom/WC has been refurbished with a low level wc, vanity unit with wash basin and mirror over and panelled bath with rainhead and hand held showers, along with a chrome towel warmer.

Externally, the Front Garden is lawned with a double width block paved driveway. The Rear Garden is ideal for family use, being West facing and private, with patio, lawn and shed.

Dinnington Green is a sought after estate in this popular village, with good first school, pubs restaurant and village shop. Dinnington is well placed for Ponteland and the Airport and is within excellent commuting distance of Newcastle.

**Entrance Hall** 7'2 x 4' (2.18m x 1.22m)

**Reception Hall** 12'9 x 6'8 (3.89m x 2.03m)

**Lounge/Dining Room** 21'2 x 13'2 (max) (6.45m x 4.01m (max))

**Conservatory** 12' x 11'2 (3.66m x 3.40m)

**Study/Ground Floor Bedroom** 4 21'4 x 7'8 (6.50m x 2.34m)

**Kitchen** 9'3 x 8' (2.82m x 2.44m)

**Rear Hall** 7'9 x 7'4 (2.36m x 2.24m)

**Utility/Work Room** 18' x 7'7 (5.49m x 2.31m)

**WC** 6'8 x 2'6 (2.03m x 0.76m)

**First Floor Landing**

**Bedroom 1** 12' x 11' (3.66m x 3.35m)

**Bedroom 2** 11'6 x 8'6 (3.51m x 2.59m)

**Bedroom 3** 9' x 7' (2.74m x 2.13m)

**Bathroom/WC** 8'8 x 5'8 (2.64m x 1.73m)



Energy Performance: Current B Potential B

Council Tax Band: CC

Distance from School: 0.6 miles

Distance from Airport: 2.8 miles

Distance from Railway Station: 8.4 miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.