

# BRUNTON

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RESIDENTIAL



**CYPRESS POINT GROVE, DINNINGTON, NE13**

Offers Over £265,000

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Well presented three bedroom detached home occupying a pleasant corner position within the modern residential development on Cypress Point Grove, Dinnington.

The property offers well balanced accommodation throughout, including a spacious lounge, contemporary kitchen/dining room with French doors to the rear garden, separate utility room, ground floor WC, principal bedroom with en-suite, and a modern family bathroom. Externally, the home benefits from a lawned rear garden with decked seating area and driveway parking.

Dinnington remains a highly regarded residential area, offering convenient access to local amenities, schooling, and excellent road links connecting to Newcastle, Gosforth, and the wider region via the A1. Nearby Ponteland and Newcastle International Airport provide a wider range of shopping, leisure, and transport facilities, making the location particularly well suited to commuters and families alike.

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The internal accommodation comprises: an entrance hallway with stairs rising to the first floor landing and access into the principal ground floor accommodation. Positioned to the front of the property is a well proportioned lounge, benefiting from excellent natural light through a large front facing window and providing a comfortable reception space for everyday living.

To the rear, the property opens into a spacious kitchen/dining room fitted with a range of contemporary wall and base units complemented by generous work surface space and ample room for dining furniture. French doors provide direct access onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces. Just off the kitchen is a useful utility room offering additional storage, appliance space, and external access, alongside a convenient ground floor WC.

To the first floor, the landing provides access to three bedrooms, including a generous principal bedroom benefitting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a bath, WC, and wash hand basin. Externally, the property occupies a pleasant corner position with a lawned rear garden, decked seating area, and driveway parking to the side leading to the detached garage.



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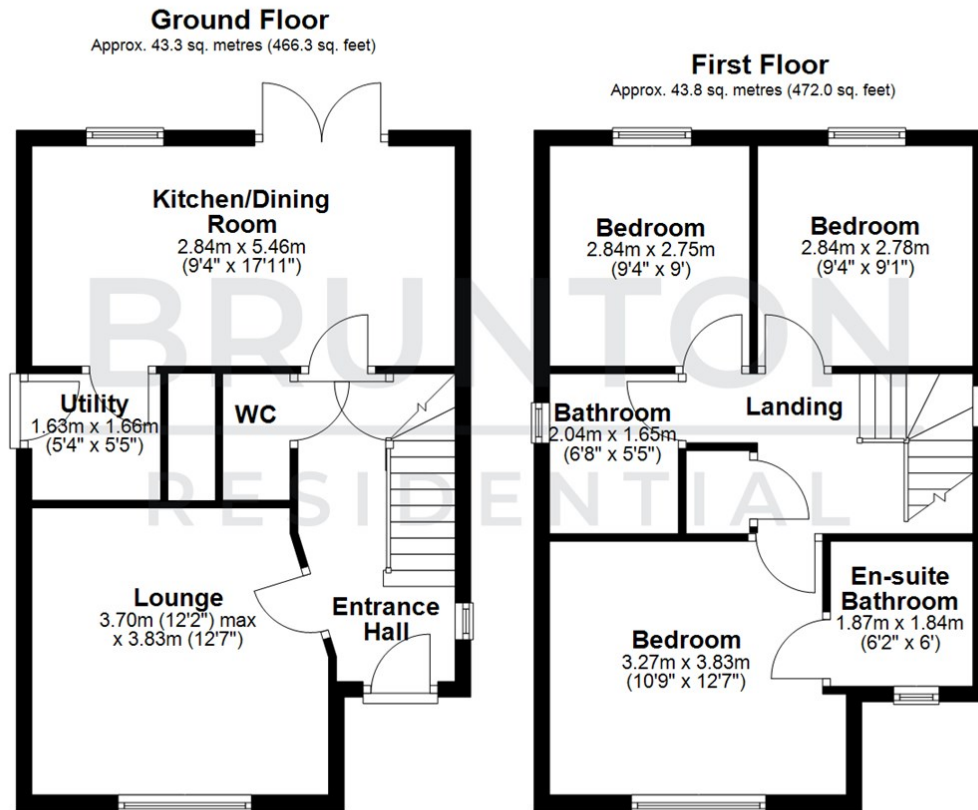
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 87.2 sq. metres (938.3 sq. feet)

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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	