

BRUNTON

RESIDENTIAL



GLEN DRIVE, DINNINGTON, NE13

£425,000

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EXTENDED DETACHED FAMILY HOME | FOUR BEDROOMS | EN SUITE

Brunton Residential are delighted to present this significantly extended four-bedroom detached home, perfectly located within the desirable area of Dinnington.

This inviting property offers a large lounge and spacious, open-plan kitchen/diner-living area on the ground floor, perfect for modern family living and entertaining. Upstairs, you'll find three generously sized double bedrooms, one with an en-suite shower room, a single bedroom and the family bathroom.

Situated in Dinnington, this property has access to wonderful array of shops, restaurants, outstanding local schooling and excellent transport links.

For more information and to book your viewing please call our team in 0191 236 8347.

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Upon entering, you're welcomed into an entrance hall featuring wood-effect flooring and stairs leading to the first-floor landing. To the right is the garage conversion now offering a front room with a front-aspect window, which leads into a utility room offering countertop space and room for appliances. To the left of the hallway is a spacious lounge with a front-aspect window providing additional natural light.

At the end of the hallway, there is access to a ground floor WC and access into a generous open-plan kitchen, dining, and family area which has been extended and reconfigured as well as having the lantern roof allowing light to flood in. The kitchen is well equipped with a range of floor and wall units, integrated appliances including an oven, hob and extractor fan, granite worktop surfaces, and an external door leading outside. There is ample space for a dining table within this area, while the family space benefits from dual-aspect windows and sliding doors opening out onto the rear garden.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms. The principal bedroom features fitted wardrobes and an en-suite shower room. A modern, fully tiled family bathroom serves the remaining bedrooms and is fitted with a bath, shower, washbasin, and WC.

Externally, to the front of the property is a driveway offering off street parking for multiple vehicles. To the rear is a lovely enclosed garden, complete with fenced boundaries, well-stocked borders, artificial lawn for low maintenance, and a paved patio seating space.



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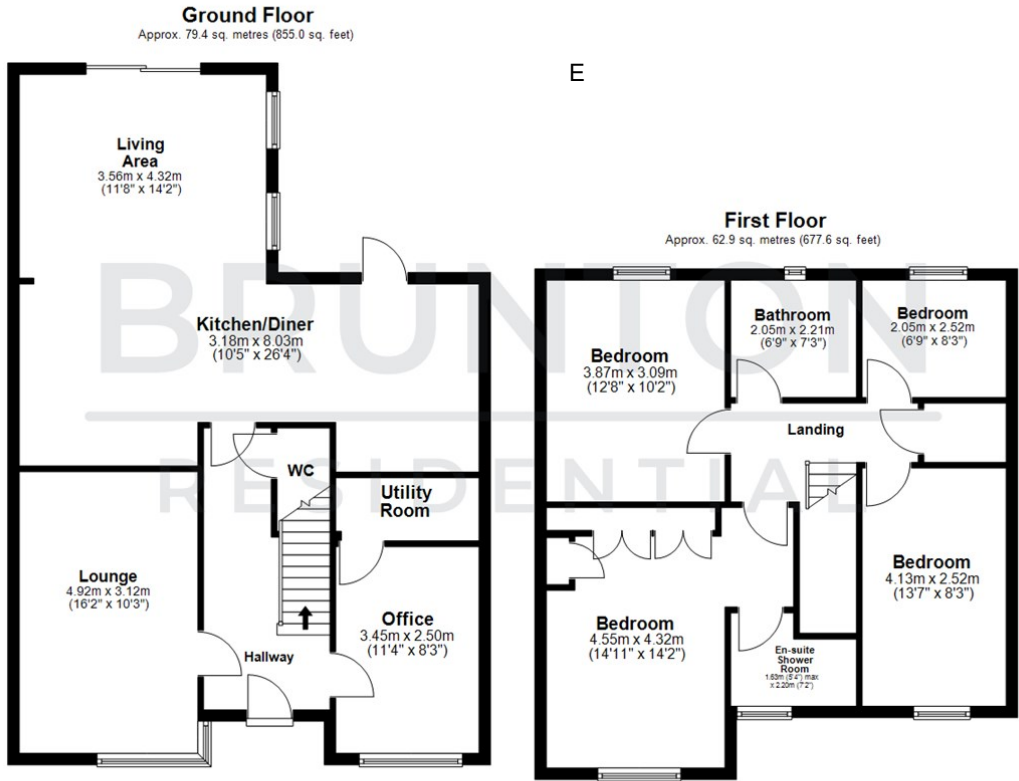
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	