

BRUNTON
RESIDENTIAL



AUGUSTA PARK WAY, DINNINGTON, NEWCASTLE UPON TYNE, NE13

£325,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





Modern four-bedroom detached house is situated on Augusta Park Way, Dinnington, Newcastle upon Tyne. Positioned within a popular and well-regarded residential development, the property offers spacious and well-balanced accommodation ideally suited to contemporary family living.

The ground floor provides a welcoming entrance hall, a generous front lounge, and an impressive open-plan kitchen/dining room to the rear with French doors opening onto the garden. The first floor offers four well-proportioned bedrooms, including a principal suite with en-suite shower room, alongside a well-appointed family bathroom. The property further benefits from a double driveway and integral garage, together with a substantial enclosed rear garden featuring lawn and seating areas.

Located within easy reach of local amenities, schooling and transport links, this is an excellent opportunity to acquire a well-presented detached family home in a sought-after Dinnington location.

BRUNTON

RESIDENTIAL



The internal accommodation comprises: a welcoming entrance hall which leads to all the main areas of the home. To the right is a spacious front-aspect lounge. Further along the hallway are stairs leading to the first-floor landing, a convenient ground-floor WC, access to the integral garage, and a door leading through to the generous open-plan kitchen/dining room positioned at the rear of the property.

The kitchen is modern and well-equipped with integrated appliances including an oven, hob and extractor fan. There is an excellent range of floor and wall units providing ample storage and work surface space, and French doors open directly onto the rear garden.

The first-floor landing gives access to four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms and features tiled flooring, partially tiled walls, a WC, washbasin and bath with overhead shower.

Externally, to the front of the property is a double driveway leading to the integral garage and main entrance, adjacent to a lawned area. To the rear is a large, well-maintained enclosed garden, predominantly laid to lawn with a block-paved seating area.



BRUNTON

RESIDENTIAL

TENURE :

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



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) A	92	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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