



## Young Drive Dinnington

This immaculate three-bedroom semi-detached property offers a perfect blend of comfort and style, ideal for families or professionals seeking a peaceful village lifestyle. The property boasts a spacious reception room with garden views, providing a tranquil retreat, along with easy access to the garden for relaxing outdoors. The modern kitchen is equipped with high-quality appliances and features a dining space, perfect for entertaining or enjoying family meals. The property also benefits from a nearby play park, making it an excellent choice for families with children. The first bedroom is a bright and airy double room with an en-suite bathroom, offering privacy and convenience. The second bedroom is also a double room, providing ample space for guests or family members. Additionally, there is a single bedroom that can serve as a cosy retreat or a home office. Located in a vibrant village setting, this property offers easy access to public transport links, nearby schools, local amenities, green spaces, parks, walking routes, and cycling routes. With parking spaces available, this home is a rare find in a strong local community.

**Asking Price: £215,000**

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# Young Drive Dinnington

## Entrance Hall

A double-glazed door opens to the hallway with vinyl flooring, under stairs storage and radiator.

## Ground Floor WC 2'10 x 6'4 max (0.86m x 1.93m)

This room has a double-glazed window to the front, WC, wash hand basin, extractor fan, radiator, tiled splash back and vinyl flooring.

## Living Room 15'5 max into alcove x 11'5 max (4.69m x 3.47m)

A fabulous room with double glazed doors to the garden, a media wall with feature fire and feature alcoves, carpeted flooring and radiator.

## Dining Kitchen 8'8 x 15'1 (2.64m x 4.59m)

A stylish modern kitchen with contrasting work tops, sink unit inset, part tiled walls, integrated appliances, vinyl flooring, radiator, feature panelling and double-glazed window to the front.

## Landing

A carpeted landing with storage cupboard, loft access and radiator.

## Bathroom 6'7 x 6'3 (2m x 1.90m)

An elegant modern bathroom with wash hand basin, WC, bath with shower over, vinyl flooring, extractor fan, radiator and double-glazed window to the front.

## Bedroom One 8'5 x 10'8 (2.56m x 3.25m)

An exceptional room with double glazed window to the rear, carpeted flooring and radiator.



### **En-suite Shower Room 5'4 x 8'5 (1.62m x 2.56m)**

With double shower enclosure, wash hand basin, WC, part tiled walls, radiator, extractor fan and double-glazed window to the side.

### **Bedroom Two 8'6 x 10'1 (2.59m x 3.07m)**

A generous room with double glazed window to the front, carpeted flooring and radiator.

### **Bedroom Three 6'8 x 10'4 max into recess (2.03m x 3.14m)**

This charming room has a double-glazed window to the rear, carpeted flooring and radiator.

### **Garden**

To the rear is a beautiful enclosed garden laid to lawn with a sizeable patio and sunny aspect.

To the front is a double driveway and garden laid to lawn.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **MINING**

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **ACCESSIBILITY**

This property has accessibility via front door being level, no step

### **TENURE**

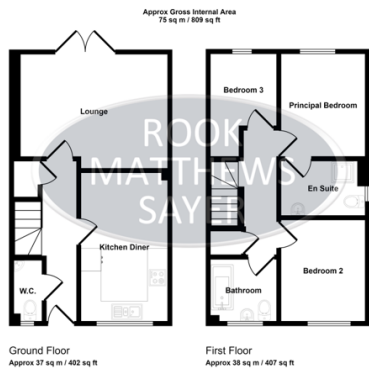
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: B**

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shippy 200.

**Young Drive, Dinnington**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, 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 1

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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.

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