



Augusta Park Way | Dinnington  
NE13 7FH

**£350,000**



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**Detached Family Home**

**Extended To Rear**

**Spacious Living**

**Modern Kitchen**

ROOK  
MATTHEWS  
SAYER

Presenting for sale, a stunning detached house in immaculate condition, ideally suited for families. This property is a master class in design and efficiency with an impressive EPC rating of B and falls under the Council tax band E.

Boasting four spacious bedrooms, all double in size, the master bedroom is a real treat. It features two windows inviting natural light and an en-suite bathroom with a well-appointed shower. The remaining three bedrooms are equally well-furnished and share a family bathroom, tastefully decorated and functional.

The heart of the house is a modern, open-plan kitchen awash with natural light, offering ample dining space for family meals. The kitchen's modern finish adds a touch of elegance and style to the home.

Adding to the appeal are two reception rooms. The first reception room is tastefully designed with large windows providing a formal living space to the front of the house. The second is a sunroom off the kitchen, featuring bespoke glazed windows and bifolding doors for easy access to the garden, perfect for those sunny afternoons.

Externally, the property is set on a large plot with a well-maintained garden and a single garage. There is a driveway with parking space for multiple cars. It is also noteworthy that the house comes with no upper chain.

Conveniently located, the house offers easy access to public transport links, local amenities, and is within proximity to schools. Moreover, green spaces surround it, offering plenty of opportunities for outdoor activities.

With its unique features and extended living spaces, this property is a gem waiting to be discovered.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Living Room: 14'02" x 10'04" - 4.32m x 3.15m  
 Kitchen / Diner: 8'10" x 24'02" -2.69m x 7.37m  
 Sun Room: 11'11" - 9'03" - 3.63m x 2.82m  
 W.C  
 Bedroom One: 11'03" x 13'11" - 3.43m x 4.24m  
 En-suite: 3'10" x 7'07" - 1.16m x 2.31m  
 Bedroom Two: 14'02" x 10'05" - 4.32m x 3.18m  
 Bedroom Three: 9'01" x 8'10" (+wardrobes) - 2.77m x 2.69m  
 Bedroom Four: 9'10" x 7'06" - 2.99m x 2.29m  
 Bathroom: 6'00" x 7'00" - 1.83m x 2.13m

PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains  
 Broadband: Fibre  
 Mobile Signal Coverage Blackspot: No  
 Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Flooding in last 5 years: NO  
 Risk of Flooding: ZONE 1  
 Any flood defences at the property: NO  
 Coastal Erosion Risk: LOW  
 Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO  
 Outstanding building works at the property: NO

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: E  
 EPC RATING: B

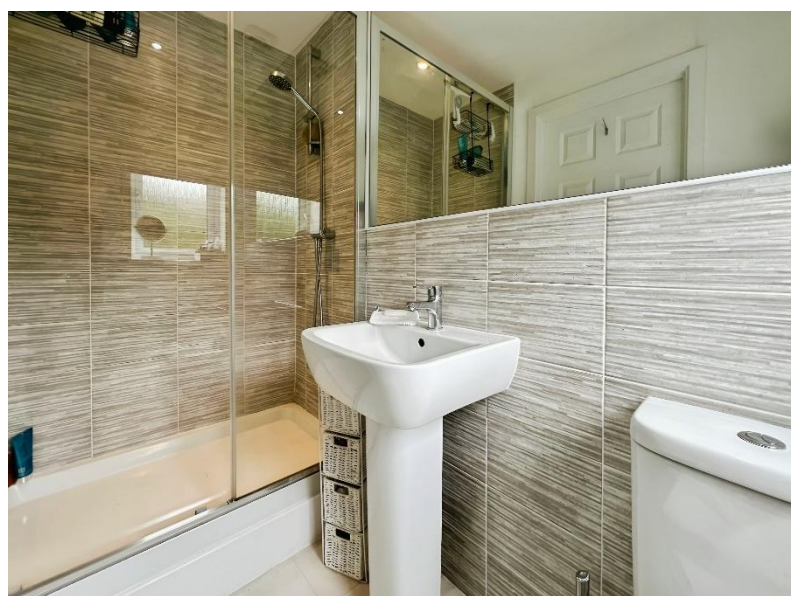
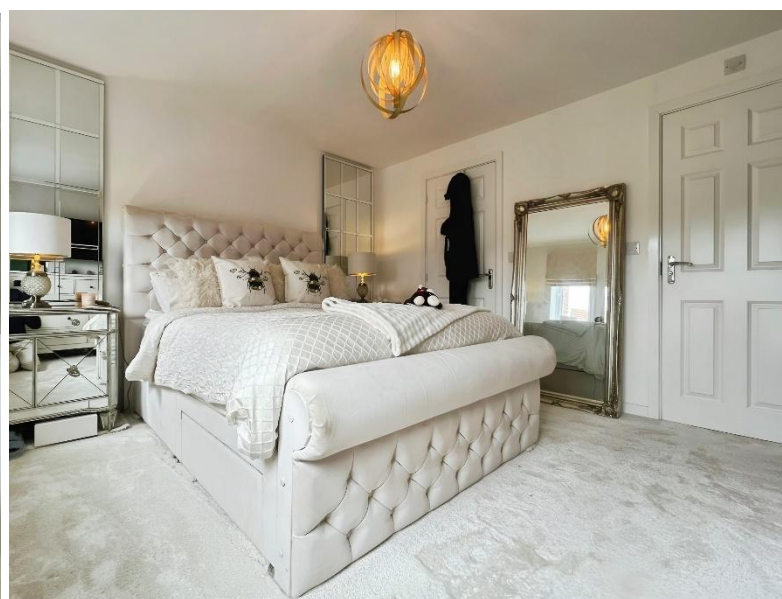
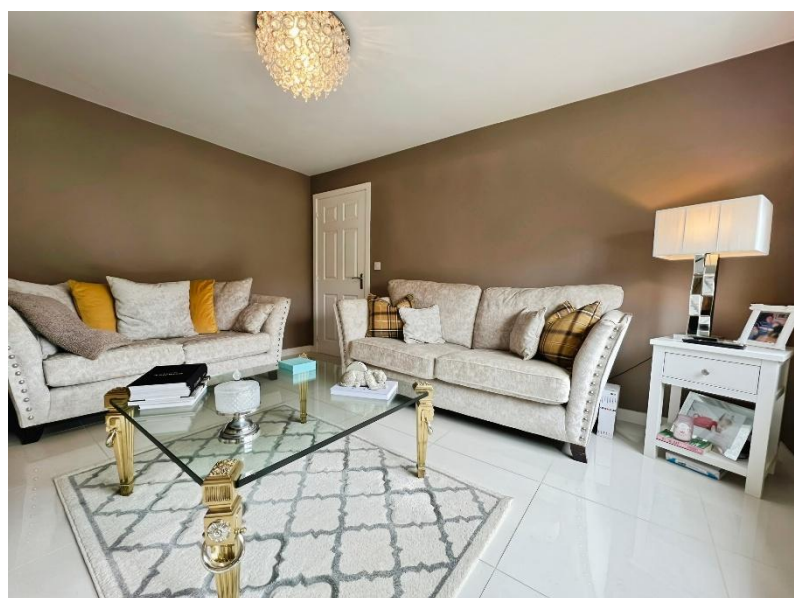
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