



East Acres | Dinnington | NE13

£275,000 offers over

Presenting for sale this delightful detached house, located in the serene surroundings of Dinnington Village. The property sits in good condition, radiating a warm and welcoming aura. Ideal for families looking for their forever home with an essence of tranquility. This eco - friendly home offers Solar Panels, Tesla Battery, Air Sourced Heat Pump and an EV Charger.

RMS | Rook
Matthews
Sayer



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DETACHED

OPEN PLAN LIVING

THREE BEDROOMS

FAMILY SHOWER ROOM

AIR SOURCE HEAT PUMP

**SOLAR PANELS & TESLA
BATTERY**

EV CHARGER

For any more information regarding the property please contact us today



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Sayer

PROPERTY DESCRIPTION:

The house has an open-plan design, which promotes seamless flow from one room to another. It offers three bedrooms, one bathroom, two reception rooms, and a kitchen. All bedrooms are incredibly inviting; the spacious master bedroom has built-in wardrobes, bedroom two offers stunning views to the rear, while the third single bedroom is currently used as a home office.

The kitchen, bathed in natural light, overlooks the garden, creating a picturesque view as you dine or cook. It also provides convenient access to a utility room. The bathroom is modern with a walk-in shower.

The main reception room has a cosy atmosphere with large windows, wooden flooring and underfloor heating, it acts as a perfect space for open-plan living and dining. Adding to the charm is a conservatory, which also leads out onto the private patio and lawned garden.

The property features a single garage fitted with an EV charging point, making it perfect for electric vehicle owners, there is also solar panels and a Tesla battery. A key highlight is the unique open view to the rear which bestows a sense of openness, further contributing to an idyllic living experience.

Living / Dining Room: 23'05" (max) x 18'09" (max) - 7.14m x 5.72m

Kitchen: 9'10" x 9'05" - 2.99m x 2.87m

Utility: 8'08" x 10'02" - 2.64m x 3.10m

Sun Room: 7'10" x 9'06" - 2.39m x 2.90m

Bedroom One: 11'07" (+wardrobes) x 12'02" - 3.53m x 3.71m

Bedroom Two: 8'09" x 12'02" - 2.67m x 3.71m

Bedroom Three: 7'08" x 8'10" - 2.33m x 2.69m

Bathroom: 5'06" x 7'08" - 1.68m x 2.33m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: AIR SOURCE HEAT PUMP

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.

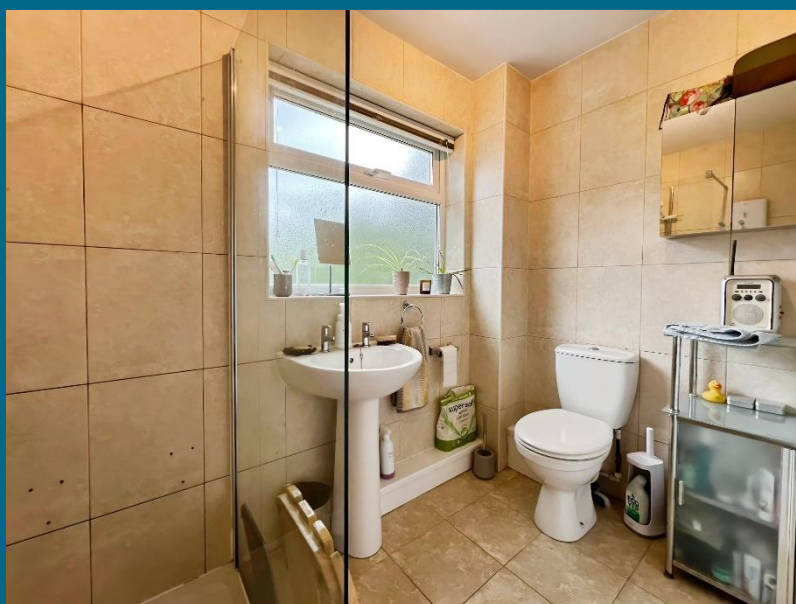
TENURE

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: D

EPC RATING: B

P00007386.SD.SD.17/7/25.V.1





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

P00007386 V1

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

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.

