



Augusta Park Way | Dinnington | NE13

£350,000

Brand new to the market, an immaculate four-bedroom detached house situated at the end of a cul-de-sac in Dinnington, Newcastle upon Tyne. This modern family home offers an EPC rating of B and is in Council Tax band E.

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1



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DETACHED FAMILY HOME

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IMMACULATE CONDITION

24FT DINING KITCHEN

FOUR BEDROOMS

TWO BATHROOMS

SOUTH FACING GARDEN

OPEN VIEWS

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The ground floor features a welcoming hallway with custom panelling and internal access to the garage. A large family kitchen provides generous dining and living space, creating a central hub for day-to-day life and entertaining. In addition, there is a separate living room, offering a distinct reception space.

Upstairs, the property provides four bedrooms, including a primary bedroom with ensuite shower room. Both the ensuite and main bathroom feature custom mirrors, complementing the contemporary finish.

Outside, a south-facing garden with large patio and open views offers a pleasant setting for outdoor dining and relaxation.

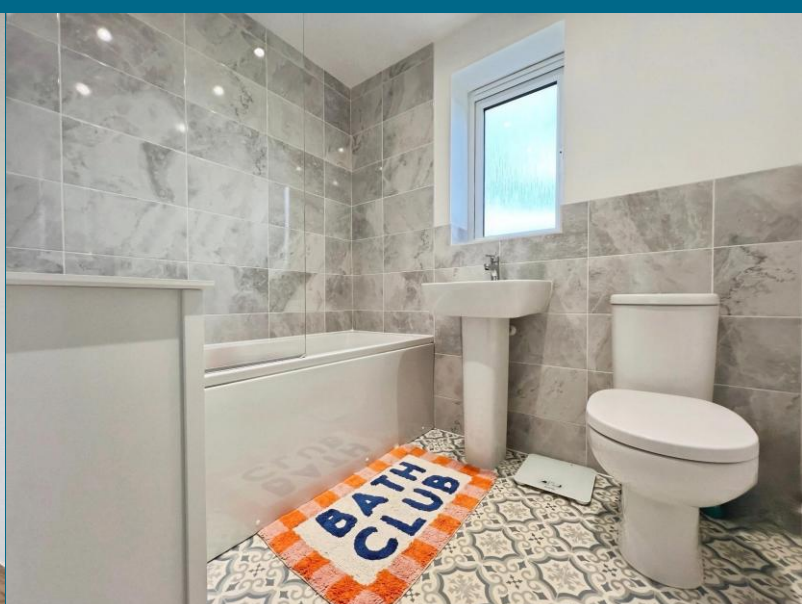
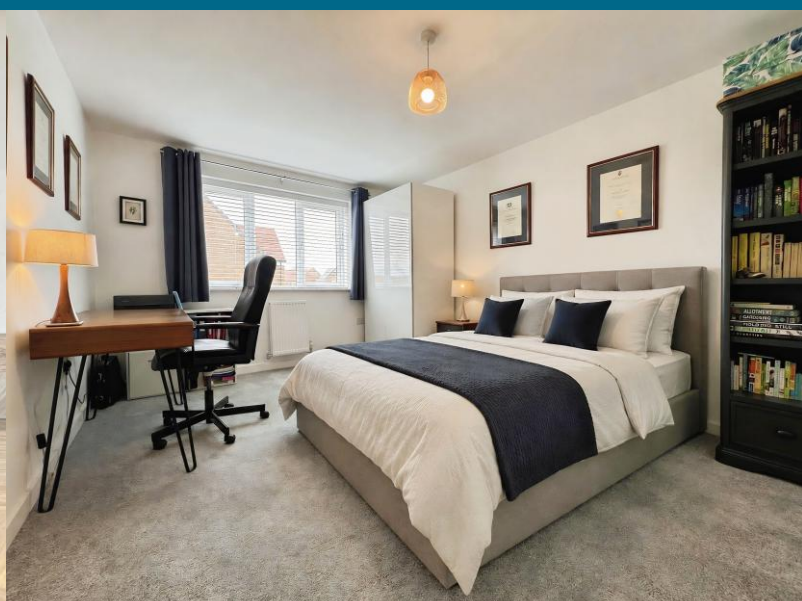
Dinnington is a residential area to the north of Newcastle, with local amenities available in nearby villages such as Ponteland and Gosforth, including supermarkets, cafés, restaurants and schools. There are several green spaces and country walks in the surrounding area, providing opportunities for recreation.

Public transport links include bus services towards Newcastle city centre and surrounding districts. Newcastle city centre, with its wider retail, cultural and leisure facilities, can typically be reached by car in around 20–25 minutes, depending on traffic, where onward rail connections are available from Newcastle Central Station to destinations across the region and beyond. Newcastle International Airport is also reachable by car, offering both domestic and international flights.

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Living Room: 14'00" x 10'07" - 4.27m x 3.22m

Dining Kitchen: 8'09" x 24'00" - 2.67m x 7.32m

W.C.

Bedroom One: 11'02" x 13'03" - 3.40m x 4.04m

En-suite: 3'10" x 7'09" - 1.16m x 2.36m

Bedroom Two: 14'00" x 10'06" - 4.27m x 3.20m

Bedroom Three: 9'00" x 10'09" (max) - 2.74m x 3.28m

Bedroom Four: 9'09" x 7'07" - 2.97m x 2.31m

Bathroom: 6'03" x 6'11" - 1.91m x 2.11m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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: E

EPC RATING: B

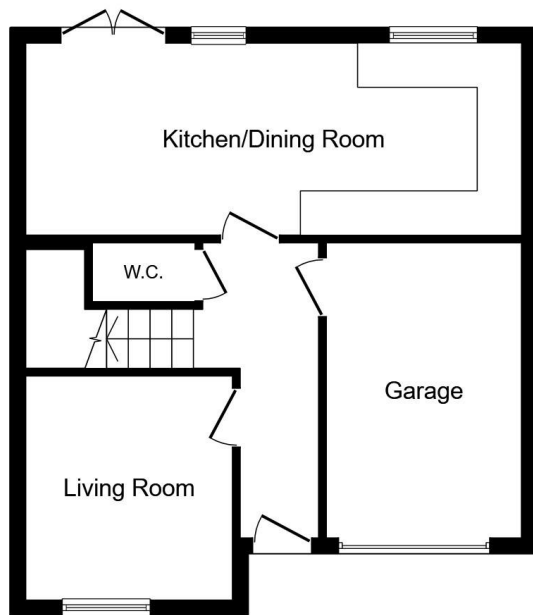
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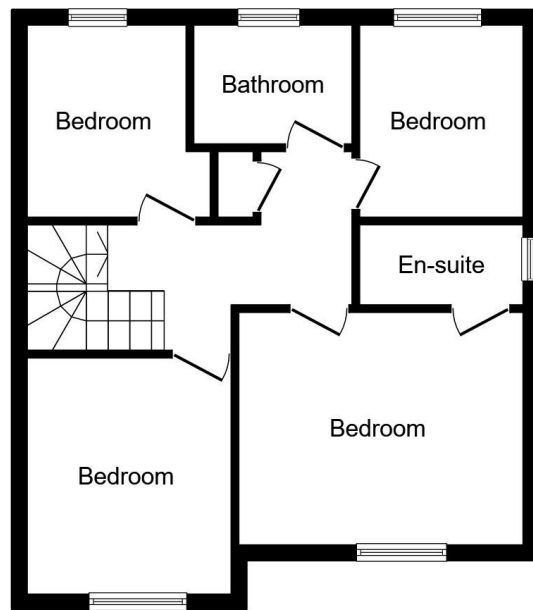
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Ground Floor



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



FLOORPLAN

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		