

Pine Valley Mews | Dinnington | NE13

£350,000

For sale: an immaculate four-bedroom detached house in Dinnington, Newcastle upon Tyne, enjoying spacious living, open views to the front and a separate garage.

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4 2 2

DETACHED FAMILY HOME

SPACIOUS LIVING

TWO RECEPTION ROOMS

20FT DINING KITCHEN

FOUR BEDROOMS

TWO BATHROOMS

LANDSCAPED GARDEN

GARAGE & DRIVEWAY

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The ground floor offers a welcoming hallway leading to two bright living rooms, providing flexible spaces for family life and entertaining. The main lounge features tasteful modern décor and a focal fireplace, while the second reception is ideal as a snug, playroom or home office. To the rear is a superb open-plan family dining kitchen, fitted with contemporary cabinetry, integrated appliances and a breakfast bar, with ample space for a dining table and direct access to the garden. There is also a much needed utility room & W.C.

Upstairs, four well-proportioned bedrooms are finished in a clean, neutral style, including a generous main bedroom. There are two modern bathrooms, both smartly presented with white sanitaryware and quality tiling.

Outside, the enclosed rear garden combines patio, decking and low-maintenance planting, creating a pleasant setting for outdoor dining. To the side is a driveway leading to a separate garage, providing useful parking and storage.

Dinnington is a sought-after village on the northern edge of Newcastle, well placed for access to wide open countryside and local walks. Nearby facilities include local shops, pubs and cafés in the village and at Kingston Park retail centre, with a choice of supermarkets and further amenities. Newcastle International Airport is within easy reach by car, while Newcastle city centre can typically be reached in around 20–25 minutes, offering main line rail services and extensive shopping, dining and cultural attractions.

T: 01661 860 228
ponteland@rmsestateagents.co.uk

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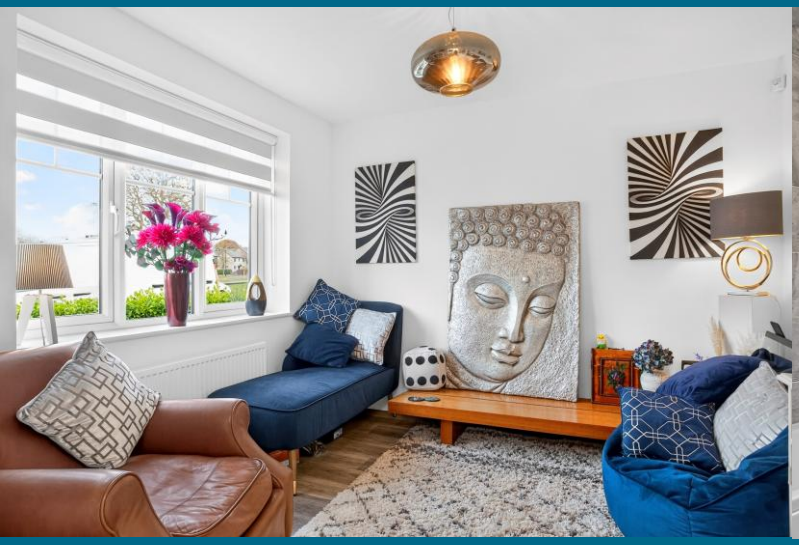



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Living Room:
13'04" x 10'09" - 4.07m x 3.27m

Snug:
10'10" x 10'05" - 3.30m x 3.18m

Dining Kitchen:
20'04" x 9'05" - 6.20m x 2.88m

Utility Room:
6'01" x 5'03" - 1.85m x 1.60m

W.C.

Bedroom One:
11'06" x 10'11" - 3.51m x 3.33m

Ensuite:
6'05" x 6'02" - 1.95m x 1.88m

Bedroom Two:
11'06" x 8'06" - 3.50m x 2.60m

Bedroom Three:
9'11" x 9'08" - 3.02m x 2.95m

Bedroom Four:
8'03" x 7'09" - 2.52m x 2.36m

Bathroom:
8'03" x 6'05" - 2.51m x 1.95m

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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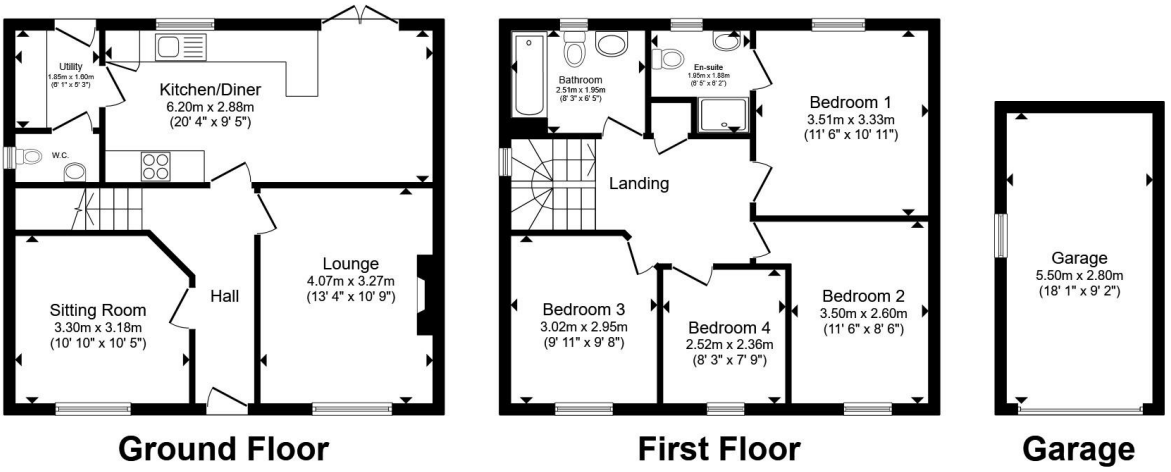

Total floor area 126.8 m² (1,365 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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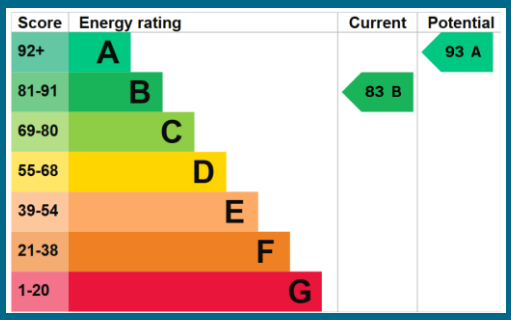

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