

BRUNTON

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BRACKEN CLOSE, DINNINGTON, NE13

Offers Over £299,950

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DETACHED BUNGALOW - SOUGHT AFTER LOCATION - LANDSCAPED GARDENS

Brunton Residential are delighted to offer for sale this detached bungalow in the sought after location of Bracken Close, Dinnington. This well presented two-bedroom property is located in a quiet cul-de-sac, with a south facing garden and open views to the rear.

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A must see property which briefly comprises; entrance hallway with Antico flooring, a store cupboard with access to a spacious lounge at the front of the property with large bay window providing plenty of natural light. There is also a bedroom with store cupboard to the front which is large enough to accommodate a double bed and furniture. To the rear of the property is the master bedroom with fitted wardrobes, new fitted carpets and patio doors offering excellent views and access to the rear garden, once again another room providing plenty of natural light. A kitchen/diner also with Antico flooring, as well as a range of wall and floor units, coordinated work surfaces and some fitted appliances. From the kitchen it then leads to a spacious utility room, also offering a storage area. The conservatory again provides excellent views of the garden, with French doors leading you out. Rounding off this very well presented property is a bathroom that has been fully refurbished from top to bottom, there is a brand new gas central heating system which was only installed in November 2023. The bathroom offers WC, basin, heated rails and large walk-in shower.

Externally, to the front is a very well kept landscaped garden with planted borders, mature shrubs and a long driveway providing off-street parking for multiple vehicles. To the rear is a south-facing garden which has been maintained beautifully throughout the year, there's nothing that backs on to the rear of the property given that extra feeling of privacy.

Please contact us to arrange a viewing on what we believe is a must see for a bungalow in the area, 0191 236 8347



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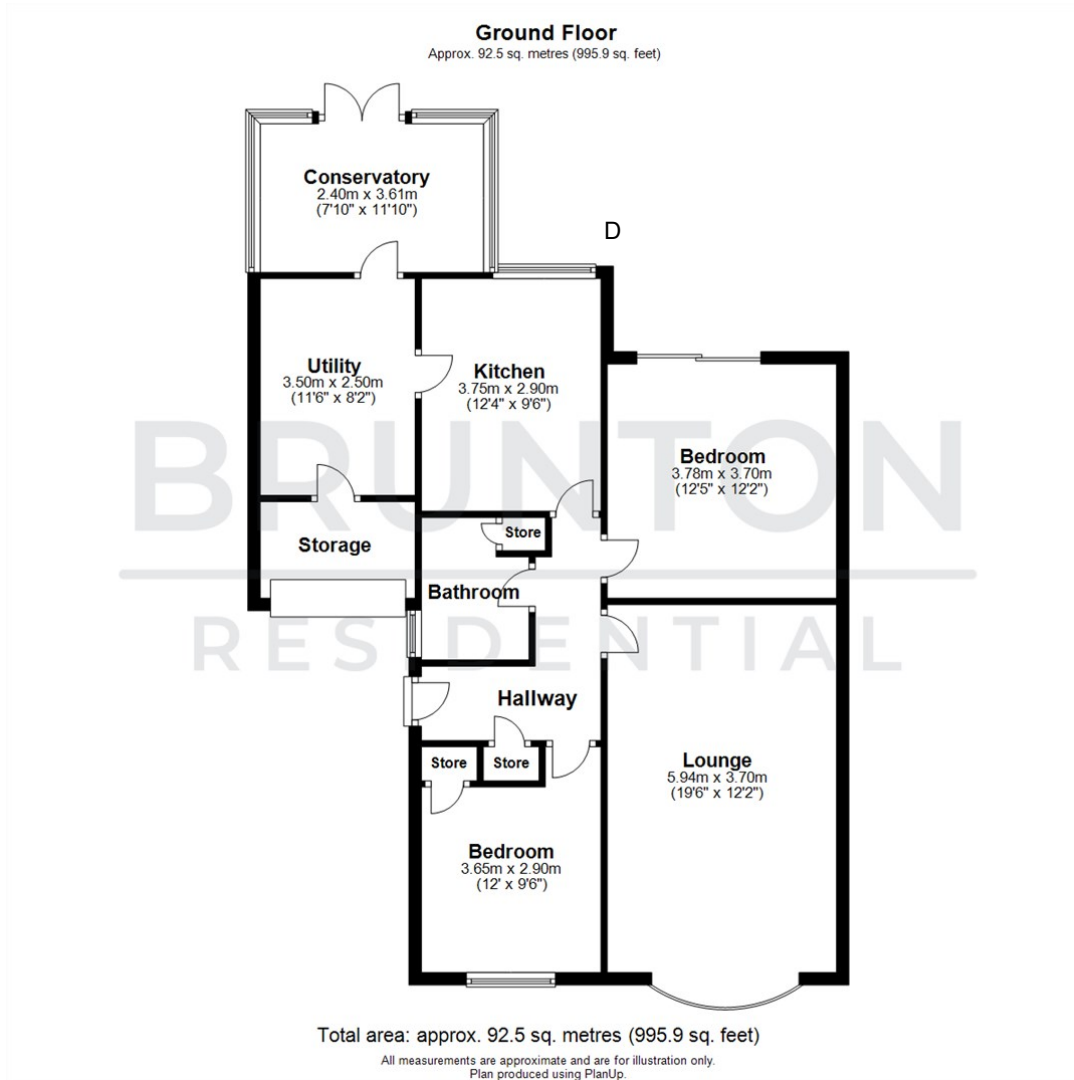
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING :

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	