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AUGUSTA PARK WAY, DINNINGTON, NE13

Offers Over £310,000

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DETACHED HOME - POPULAR LOCATION - EXCELLENT CONDITION

Brunton Residential are delighted to offer for sale this four bedroom detached property located on Augusta Park Way, Dinnington. The property offers ample living accommodation, is presented to a fantastic standard throughout, has a large rear garden and would be perfect as a family home.

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Accommodation briefly comprises of; entrance hallway which offers direct access to a large open lounge leading through double doors into a large kitchen/diner with wall and floor units and coordinated work surfaces. The kitchen has integrated appliances and offers excellent space for entertaining. This room has patio doors leading to the rear gardens. There is also a utility room and a ground floor WC.

The first floor consists of a landing with access to the master bedroom with en-suite shower room, three further bedrooms which are large enough to accommodate double beds and a modern family bathroom with WC, basin and shower over bath.

Externally, there is a garden to the rear with a large lawn, seating area and fenced boundaries. To the front of the property is a lawned garden, driveway providing off-street parking and pathway access to the property and garage.



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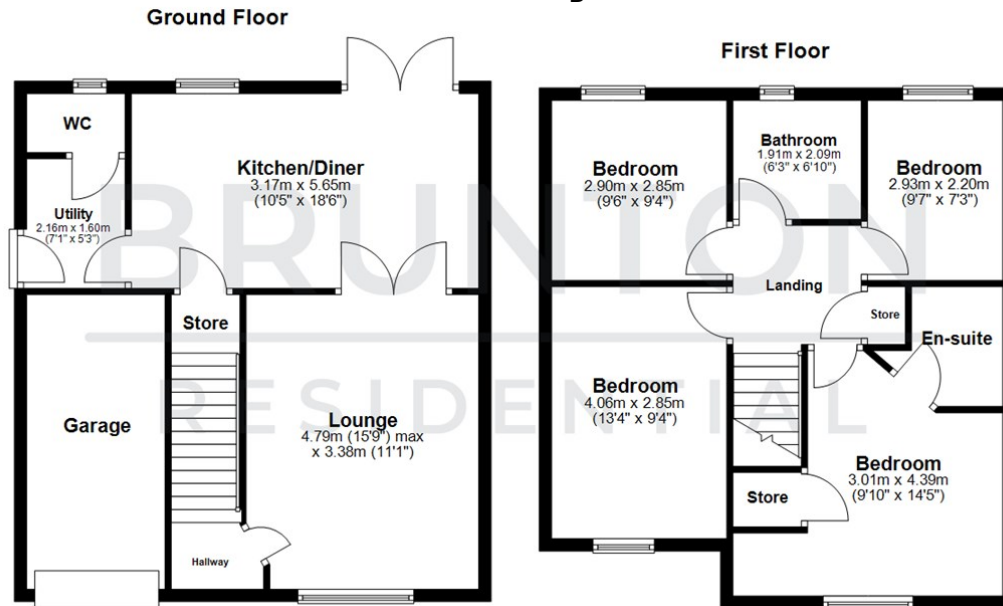
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : B

SERVICES :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	