

# BRUNTON

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## RESIDENTIAL



**AUGUSTA PARK WAY, DINNINGTON, NE13**

**Offers Over £325,000**



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### FOUR BEDROOMS – DETACHED HOUSE – SPECTACULAR VIEWS

Brunton Residential are delighted to offer for sale this well-presented 'Roseberry' by Persimmon, a four-bedroom detached home on Augusta Park Way in Dinnington.

The property offers four good-sized bedrooms, with the principal bedroom benefiting from an en suite shower room. Additional highlights include a spacious lounge, a utility room, an attached garage, and a lovely enclosed rear garden.

Situated in the desirable village of Dinnington, the property benefits from easy access to local amenities, green spaces, and convenient transport links to Newcastle city centre and surrounding areas.



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Upon entering, you are welcomed into an entrance hall with stairs leading to the first-floor landing. To the left, there is access into a spacious lounge featuring a front-aspect window and double doors opening into the kitchen/diner at the rear.

The kitchen/diner provides ample space for a dining table, French doors leading out to the rear garden, and under stair pantry for added convenience. The kitchen itself is fitted with wall and floor units, some integrated appliances including an oven, hob, and extractor fan, as well as space for additional appliances. A window overlooks the rear garden, and there is a breakfast bar incorporated into the kitchen layout.

From the kitchen, you have access into a separate utility room offering additional counter space, room for appliances, an external door to the side, and access into a ground floor WC and internal access to the garage.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms, with the principal bedroom benefitting from a built-in storage unit and an en-suite shower room. There is also a further storage unit on the landing. The remaining bedrooms are served by a family bathroom fitted with a bath, washbasin, and WC.

Externally, to the front of the property is a driveway providing off-street parking and access to the garage. The property overlooks the surrounding fields offering unspoilt views. To the rear, there is a good-sized enclosed garden featuring a lawned area and a paved patio seating space.





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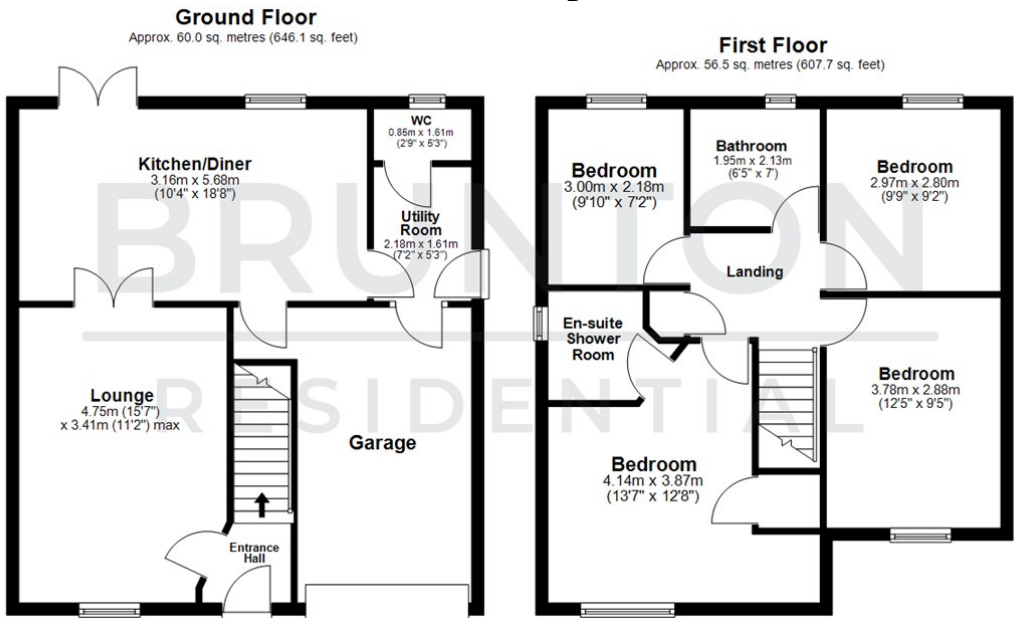
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	