



- Detached House
- En Suite Shower WC
- Lounge
- Council Tax Band D / EPC Rating B

- Larger Plot
- Bathroom WC
- Utility and Cloaks WC

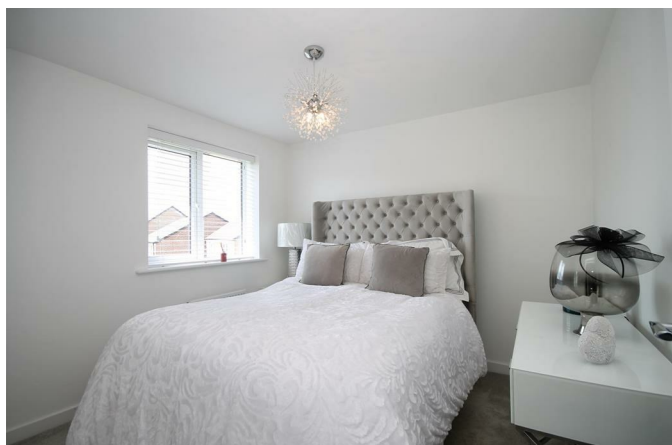
- 4 Bedrooms
- Open Plan Kitchen/Dining
- Garage

A well presented 4 bedroom detached house situated on a larger plot, within this new and popular development. The welcoming Entrance Hall leads to the spacious Lounge and has large window to the front and double doors to the magnificent open plan Dining Kitchen, fitted with a good range of modern units, with sink unit, electric oven, gas hob with extractor over, integrated dishwasher and pantry cupboard. From the dining area, double doors open to the rear garden. The Utility Room has matching units with space and plumbing for a washer and dryer, wall mounted gas boiler, door to outside and door to the Garage fitted with an up and over access door. Also from the Utility room is a Cloakroom/WC fitted with a wash basin and wc. Stairs lead from the hall to the First Floor Landing with loft access hatch and built in storage cupboard. Bedroom 1 with window to front has a built in storage cupboard and an En suite shower room, low level wc and pedestal wash basin. Bedrooms 2 also a double to the front with bedrooms 3 and 4 both to the rear. The Bathroom/WC has a low level wc, wash basin and bath with shower and screen.

Externally, the Front Garden with lawn and double driveway parking. The generous, West facing Rear Garden with gate access, ideal for family use, with lawn and patio.

Augusta Park Way is pleasantly situated, within a newly established residential area and well placed for the amenities of Kingston Park as well as the A1, and other main road and public transport links.





Newcastle City Council: 01912787878

Energy Performance: Current B. Potential-A

Council Tax Band: D

Dinnington First School: 0.4miles

Kingston Park Primary School: 2.7miles

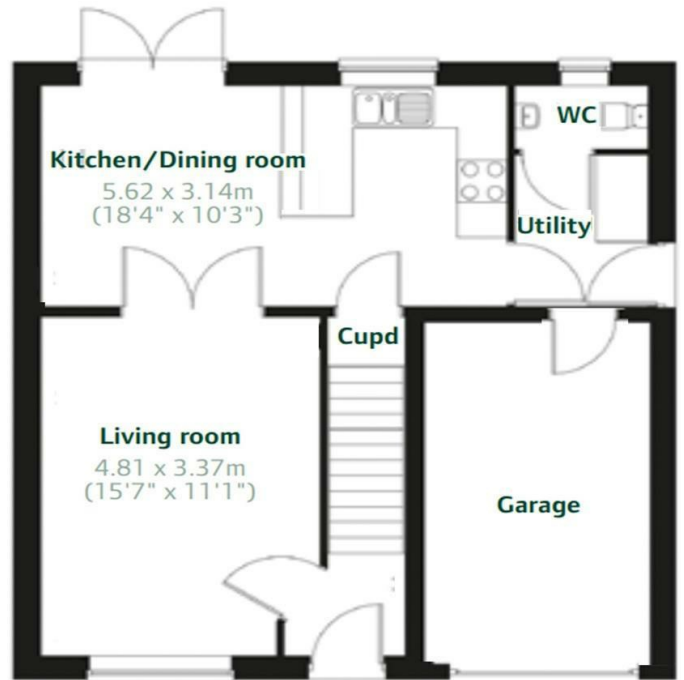
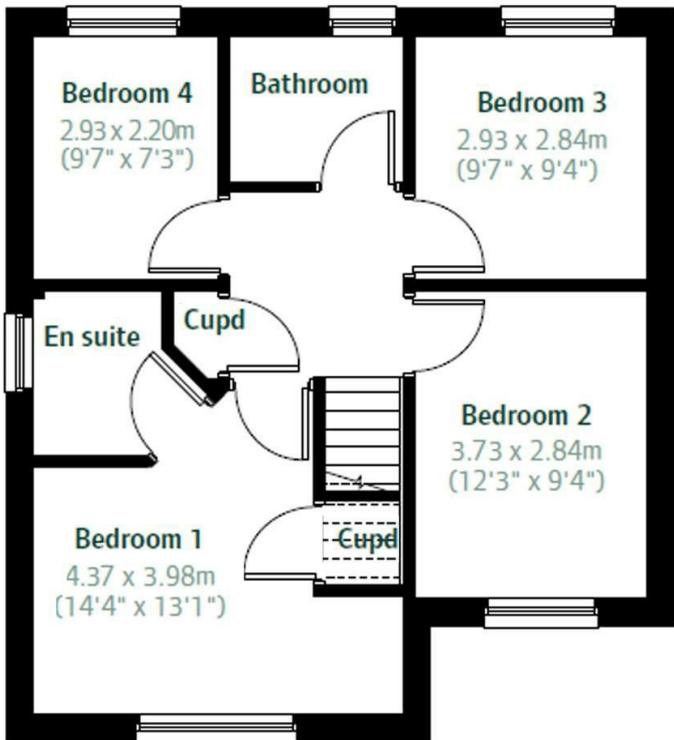
Kenton High School: 3.5miles

North Gosforth Academy: 2.5miles

Newcastle International Airport & Metro stop: 1.6miles

Newcastle City Centre & Railway station: 9.2miles

01661 829164



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.