



## Augusta Park Way Dinnington

This stylish modern home benefits from generous living accommodation over three floors. The front door opens to a hallway giving access to a beautiful living room with feature fireplace, a convenient ground floor WC, an impressive dining kitchen with French doors to the garden and a door to the utility room. Stairs lead to the first floor landing with storage, a master bedroom with en-suite shower room, family bathroom and a further two sizeable bedrooms. To the second floor is a fabulous bedroom with en-suite shower room. This area could alternatively be used as the main bedroom but is currently being used as an office/games room.

Externally the house benefits from front and rear gardens, a double length driveway and single garage. Dinnington is an extremely popular location with a highly regarded first school, village shop, rural walks and cycleway, pubs, restaurants, hairdresser, Post Office, and transport links.

# Asking Price: £295,000

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# Augusta Park Way

Dinnington

## Externally

A double glazed to the front door opens to a welcoming hallway with double glazed window to the side, radiator, carpeted flooring, and storage cupboard.

## Ground floor WC

With push button WC, wash hand basin, tiled splashback, extractor fan and vinyl flooring.

## Dining Kitchen 9'4 x 18'1 (2.84m x 5.51m)

A stylish modern fitted kitchen with contrasting worktops and upstands, sink unit inset, integrated fridge freezer, dishwasher, gas hob, electric oven, cooker hood, spotlights, double glazed window and French doors to the rear garden, radiator, vinyl flooring and dining area.

## Utility Room 5'4 x 7'4 (1.62m)

A useful room with double glazed door to the side, fitted base units with contrasting worktops and upstands, extractor fan, space for a clothes dryer, integrated washing machine, central heating boiler, radiator, and vinyl flooring.

## Living Room 12'2 x 12'10 (3.71m)

With double glazed window to the front, feature fireplace with electric fire, carpeted flooring, and radiator.

## Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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### First Floor Landing

A carpeted landing with double glazed window to the side and storage cupboard.

### Bedroom One 12'11 max into recess x 10'8 (3.94m x 3.25m)

A comfortable room with double glazed window to the front, carpeted flooring, and radiator

### En-suite

A lovely en-suite shower room with shower enclosure, wash hand basin, push button WC, vinyl flooring, part tiled walls, double glazed window to the front, extractor fan and radiator.

### Bathroom

A modern bathroom with bath tub, wash hand basin, push button WC, heated towel rail, part tiled walls, double glazed window to the side, extractor fan and vinyl flooring.

### Bedroom Two 9'7 x 9'7 (2.92m x 2.92m)

This room has carpeted flooring, a radiator and double-glazed window to the rear.

### Bedroom Three 8'4 x 9'6 (2.54m x 2.90m)

This sizeable room has a double-glazed window to the rear, carpeted flooring, and radiator.

### Second Floor Landing

With carpeted flooring and double-glazed window to the side.

### Master Bedroom 11'4 x 13'9 plus recess (3.45m x 4.19m)

A generously proportioned room with double glazed window to the rear, Velux window, carpeted flooring, storage cupboard and radiator.

### En-suite Shower Room

With shower enclosure, vinyl flooring, sink unit, radiator, part tiled walls, push button WC and extractor fan.

### Garden

A lovely garden with paved area, lawn and pathway to the double length driveway and garage.

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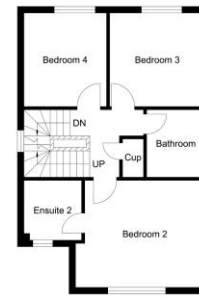




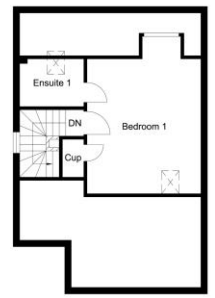
Score	Energy rating	Current	Potential
92+	<b>A</b>		92   <b>A</b>
81-91	<b>B</b>	83   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Ground Floor



First Floor



Second Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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