



## Augusta Park Way Dinnington

This wonderful home benefits from beautiful countryside views and a generous plot with double length driveway and garage to the rear. The front door opens to a welcoming hallway and two well-proportioned reception rooms with views over the fields to the front. There is a stylish modern kitchen dining room, a convenient utility room and a ground floor WC. Stairs from the hall lead to the first-floor landing, fabulous principal bedroom with en-suite shower room, an impressive bathroom and a further three bedrooms. Externally the property has front and rear gardens. The rear garden has a patio, lawn, fence boundary, direct access to side door of the garage and a garden gate to the double length driveway. 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.

### Offers Over: £340,000

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# Augusta Park Way Dinnington

## Hallway

The double-glazed front door opens to a light and airy hallway with luxury flooring, radiator and access to the principal rooms of the ground floor.

## Lounge 13'4 x 10'9 (4.06m x 3.28m)

A wonderful room with feature fireplace, double glazed window to the front, luxury flooring and a radiator.

## Sitting Room/Dining Room 10'9 x 9'10 (3.28m x 2.99m)

A versatile room with double glazed window to the front, luxury flooring and a radiator.

## Kitchen Dining Room 20'2 x 9'5 (6.12m x 2.87m)

This fabulous space benefits from a fitted kitchen with integrated appliances, contrasting work surfaces, sink unit inset and a double-glazed window to the rear. There is a generous dining area with French doors to the patio, luxury flooring, radiator and a door to the utility room.

## Utility Room 5' x 5'2 (1.52m x 1.57m)

With fitted units, work surfaces, central heating boiler, double glazed door to the rear, radiator and luxury flooring.

## Ground Floor WC

This room has a WC, wash hand basin, tiled splash back, luxury flooring, double glazed window to the side and radiator.

## Landing

Stairs lead to a carpeted first floor landing with double glazed window to the side, radiator and storage cupboard housing the central heating water tank.

## Bedroom One 10'10 x 9'11 (3.30m x 3.02m)

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

## En-Suite Shower Room 3'8 x 6'1 (1.15m x 1.85m)

This room has a shower enclosure, WC, wash hand basin, part tiled walls, vinyl flooring, double glazed window to the rear and radiator.



### **Bedroom Two 8'6 x 11'7 (2.59m x 3.53m)**

A generous room with double glazed window to the front, carpeted flooring, radiator and beautiful views.

### **Bathroom 8'2 x 6'4 (2.48m x 1.93m)**

A beautifully presented bathroom with bath tub, wash hand basin, WC, part tiled walls, vinyl flooring, radiator and double-glazed window to the rear.

### **Bedroom Three 8'11 x 9'10 (2.72m x 2.99m)**

This lovely room has a double-glazed window to the front, carpeted flooring, radiator and fabulous views.

### **Bedroom Four 8'3 x 7'9 (2.52m x 2.36m)**

This bedroom is currently being used as a dressing room and has carpeted flooring, a double-glazed window to the front and radiator.

### **Garden**

There is a garden to the front laid to lawn. To the rear is a well-maintained garden with fence boundaries, patio area, access to the garage and a gate to the double length driveway.

### **Garage**

There is a garage with up and over door to the front, light and power, electric car charger and a double-glazed door to the side.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: driveway and garage

### **MINING**

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **TENURE**

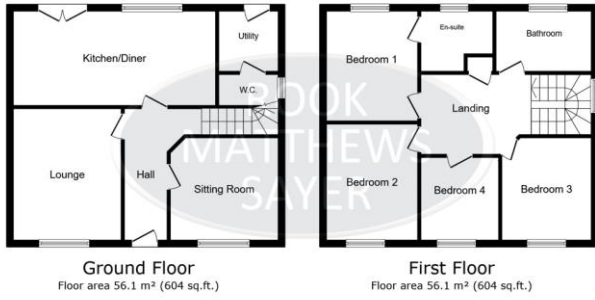
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: E**

P00007169ESCJC090824V.4





TOTAL: 112.2 m² (1,208 sq.ft.)

**Augusta Park Way, Dinnington**

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

Version 2

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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