



Castle Way

Dinnington

This immaculate detached house is now available for sale. Located in a quiet cul de sac in Dinnington Village, with open views to the rear, the property is near public transport links, local amenities, and schools, making it ideal for families.

OFFERS OVER **£425,000**

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Castle Way Dinnington

PROPERTY DESCRIPTION

The house boasts a south-facing garden and a single garage. The open-plan family kitchen is a standout feature, offering a shaker style kitchen with a quartz countertop, kitchen island, and a separate utility room. The kitchen area is flooded with natural light, has ample dining space, and opens up to the patio through bi-folding doors, creating an inviting indoor-outdoor living space.

The property offers four well-appointed bedrooms. The master bedroom is a double room with built-in wardrobes and features a Juliette balcony, providing a peaceful retreat. The second and third bedrooms are also double rooms with built-in wardrobes, while the fourth bedroom is a single room.

The house features two bathrooms. The first bathroom has a separate bathtub, a rain shower, and a heated towel rail. The second bathroom is a modern shower room.

The property has one reception room located at the front of the house, featuring large windows that let in plenty of light. Further, the house also offers a WC on the ground floor. With its excellent location and high-quality finishes, this property offers comfortable living in a highly sought-after area.

Living Room: 12'08" x 12'11" - 3.86m x 3.94m

Family Kitchen: 16'05" x 19'11" - 5.00m x 6.07m

Utility: 15'04" (max) x 9'11" (max) - 4.67m x 3.02m

W.C.

Bedroom One: 17'01" x 12'10" - 5.21m x 3.91m

Bedroom Two: 10'04" (+ wardrobes) x 12'11" - 3.15m x 3.94m

Bedroom Three: 13'04" x 9'07" - 4.06m x 2.92m

Bedroom Four: 6'08" x 8'09" - 2.03m x 2.67m

Bathroom: 7'10" (max) x 9'07" (max) - 2.39m x 2.92m

Shower Room: 5'06" x 8'03" - 1.68m x 2.52m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

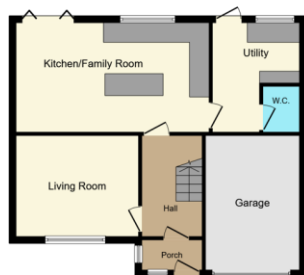
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

P00007357.SD.SD.22/4/25.V.2





Ground Floor



First Floor

Castle Way, Dinnington

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, 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 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

