



The Winding | Dinnington | NE13

Offers Over £285,000

Presenting this charming semi-detached bungalow, neutrally decorated throughout and perfectly positioned in a picturesque village location with convenient access to local amenities and scenic walking routes. This delightful home is ideally suited for those seeking comfortable single-level living accompanied by beautifully appointed surroundings.

ROOK
MATTHEWS
SAYER



Semi-detached Bungalow

Two Double Bedrooms

Separate Dining room

Extended Kitchen

Council Tax Band C

Conservatory

Front & Rear Gardens

Driveway

Freehold

EPC Rating: TBC

For any more information regarding the property please contact us today

Upon entering, you are welcomed into two spacious reception rooms, each thoughtfully designed for both relaxation and entertaining. The main lounge features a character fireplace, built-in storage, and a large bay window that floods the space with natural light, creating a warm and inviting atmosphere. The adjacent dining room offers tranquil views over the mature garden and direct access to the conservatory, seamlessly merging indoor and outdoor living.

The extended modern kitchen is the heart of the home, boasting ample storage and generous counter space, perfect for keen cooks and family gatherings. There is a dedicated dining area ideal for everyday meals or more formal occasions. The addition of a conservatory extends the living space further, providing an airy retreat with south facing garden vistas.

This property benefits from two well-proportioned bedrooms, both fitted with built-in wardrobes for excellent storage. The master bedroom enjoys the added luxury of doors opening directly to the garden, creating a peaceful sanctuary and a perfect spot for morning coffee.

The contemporary bathroom is finished to a high standard, featuring fully tiled walls and a luxurious rain shower for a spa-like experience.

A particular highlight is the south-facing garden, offering privacy and plenty of sunlight throughout the day. This beautifully maintained outdoor space is perfect for al fresco dining, gardening enthusiasts, or simply relaxing with a book.

The property falls within Council Tax Band C, ensuring manageable annual costs.

Combining style, comfort, and a desirable location, this semi-detached bungalow represents an exceptional opportunity in this sought-after village setting, catering to a wide range of buyers seeking a quality home with excellent amenities close by. Early viewing is highly recommended to appreciate all this home has to offer.

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**ROOK
MATTHEWS
SAYER**



Living Room:
19'11" (into bay) x 11'10" - 6.07m x 3.61m

Dining Room:
10'05" x 9'00" - 3.18m x 2.74m

Kitchen:
19'01" x 7'04" - 5.82m x 2.24m

Conservatory:
10'07" x 9'09" - 3.22m x 2.97m

Bedroom One:
13'05" x 10'00" - 4.09m x 3.05m

Bedroom Two:
13'01" x 9'01" - 3.99m x 2.77m

Bathroom:
6'10" x 5'07" - 2.08m x 1.70m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage/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

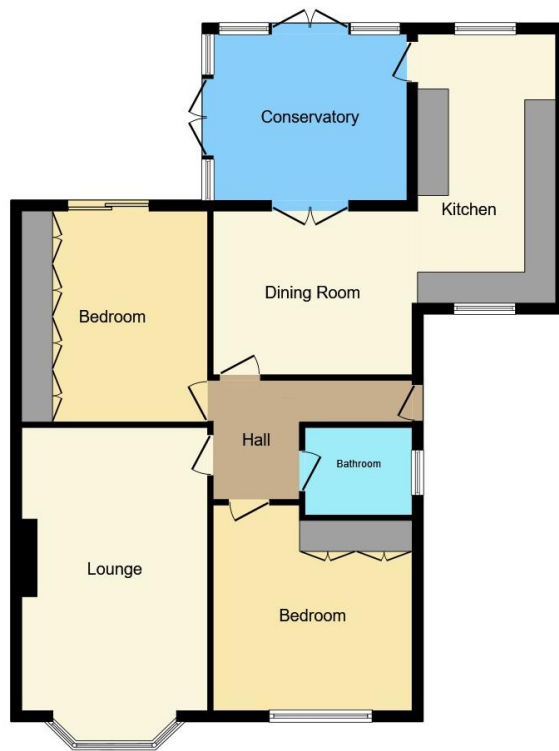
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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