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PINE VALLEY MEWS, DINNINGTON, NE13

Offers Over £350,000

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Beautifully presented four bedroom family home occupying a generous plot within the popular Pine Valley development in Dinnington. The home is immaculately presented throughout and ideally suited to modern family living.

The property offers spacious and versatile accommodation including two reception rooms, a full-width kitchen/dining room, utility room, ground-floor WC, four well-proportioned bedrooms, an en-suite shower room and a family bathroom. The property further benefits from a south-facing rear garden, detached garage and driveway parking, whilst enjoying an attractive open outlook across greenery to the front.

Dinnington remains a highly desirable village location, offering a range of local amenities, schooling and everyday conveniences. The property is ideally positioned for access to Ponteland, Newcastle International Airport and Newcastle city centre, making it particularly attractive for commuters. The surrounding area also benefits from nearby countryside walks and recreational opportunities, providing an excellent balance between village living and accessibility.

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The internal accommodation comprises: a welcoming entrance hallway providing access to the principal ground-floor accommodation. Positioned to the left-hand side is a comfortable lounge enjoying a front-facing aspect and excellent natural light, whilst to the right is a versatile second reception room currently utilised as a snug and family room, offering flexibility for a variety of uses including a playroom, home office or formal dining room. To the rear of the property is an impressive kitchen/dining room spanning the full width of the home, creating an excellent space for both family living and entertaining. French doors provide direct access to the rear garden, whilst a separate utility room and convenient ground-floor WC are accessed directly from the kitchen. The utility room also benefits from external access to the garden.

To the first floor, the spacious landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from en-suite shower facilities, whilst the remaining bedrooms are served by a well-appointed family bathroom. The accommodation is beautifully presented throughout and offers a practical layout ideally suited to modern family living.

Externally, the property occupies a generous plot and enjoys a south-facing rear garden incorporating porcelain tiled seating areas and lawned sections, providing an attractive and low-maintenance outdoor space. The garden also benefits from direct access to the detached garage positioned within a nearby block, together with driveway parking. To the front, the property enjoys an attractive open outlook across greenery, enhancing the sense of space and privacy.



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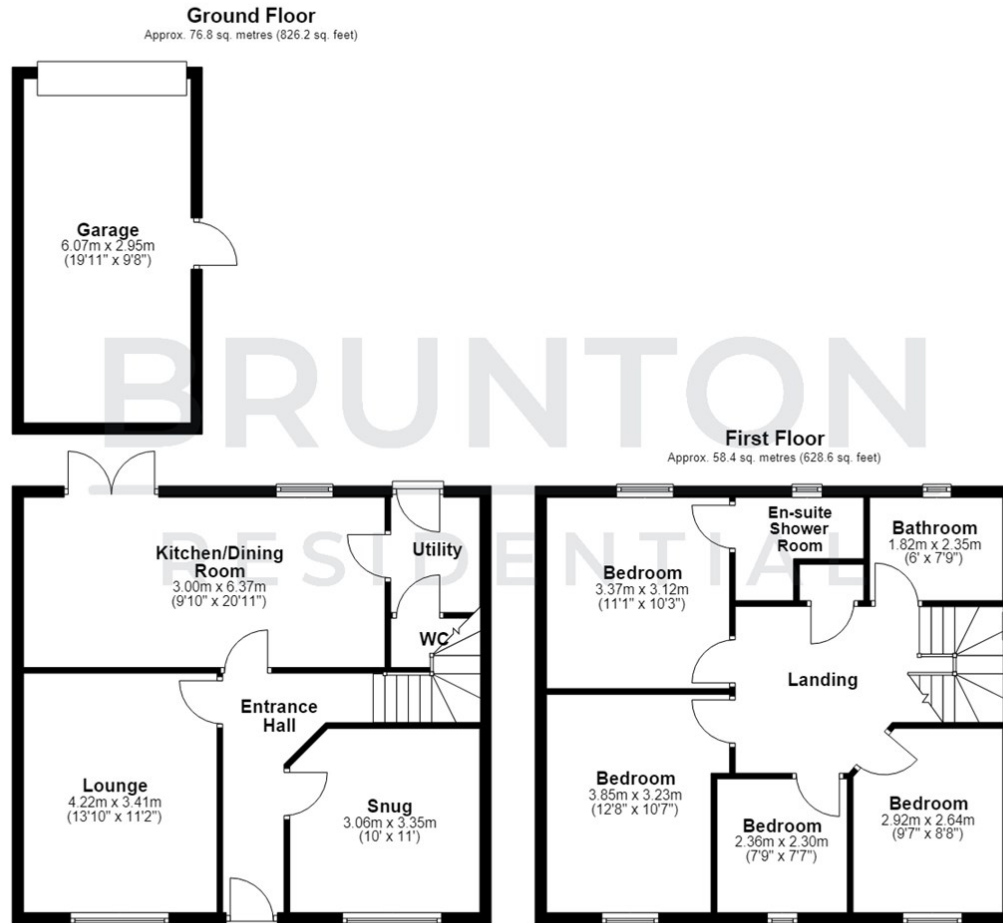
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 135.2 sq. metres (1454.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	