



13 Dryburgh

Dunston Hill



13 Dryburgh, Dunston Hill, Gateshead, NE11 9FP

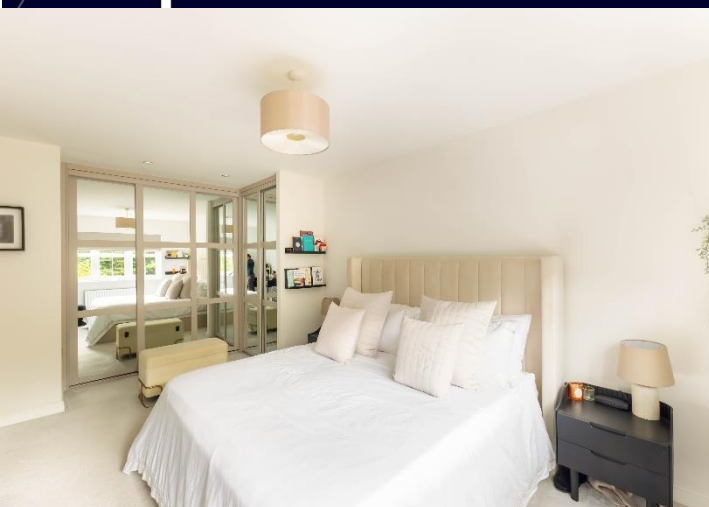
Highfields, Dunston Hill, is a well connected new development with local shops, supermarkets, schools, and parks nearby. Excellent road links via the A1 and A184 provide easy access to Newcastle, Gateshead, and the Metrocentre, making it a popular location for commuters and families alike.

13 Dryburgh, Dunston Hill, is an exceptionally impressive four bedroom detached family home, built by the highly regarded Story Homes. The property offers an excellent combination of generous accommodation and modern specification, together with a single garage and driveway providing off road parking for two vehicles with an electric charging point. The property benefits from three bathrooms, a superb open plan kitchen/dining area, separate lounge, utility room, downstairs WC and a fully boarded loft with a loft ladder.

Upon entering the property, there is a welcoming entrance hallway with attractive wall panelling, creating an excellent first impression and setting the tone for the quality of the accommodation throughout. The separate living room is positioned towards the front of the property and benefits from pleasant private views. The room is tastefully decorated and provides a comfortable and welcoming reception space.

Continuing through the hallway is a modern downstairs WC, which is partially tiled and finished to a high standard.





The open plan kitchen/dining area is undoubtedly one of the property's main features, providing an impressive and substantial space for both everyday family living and entertaining. The kitchen has been fitted with a comprehensive range of wall and base units, complemented by Silestone worktops and a high quality specification including a dishwasher, fridge, two ovens, wine cooler and AEG gas on glass hob. The kitchen leads through to a separate utility area, which provides further wall and base units, a sink and a door giving access to the side of the property. There is also internal access from the hallway into the single garage, which houses the property's system boiler.

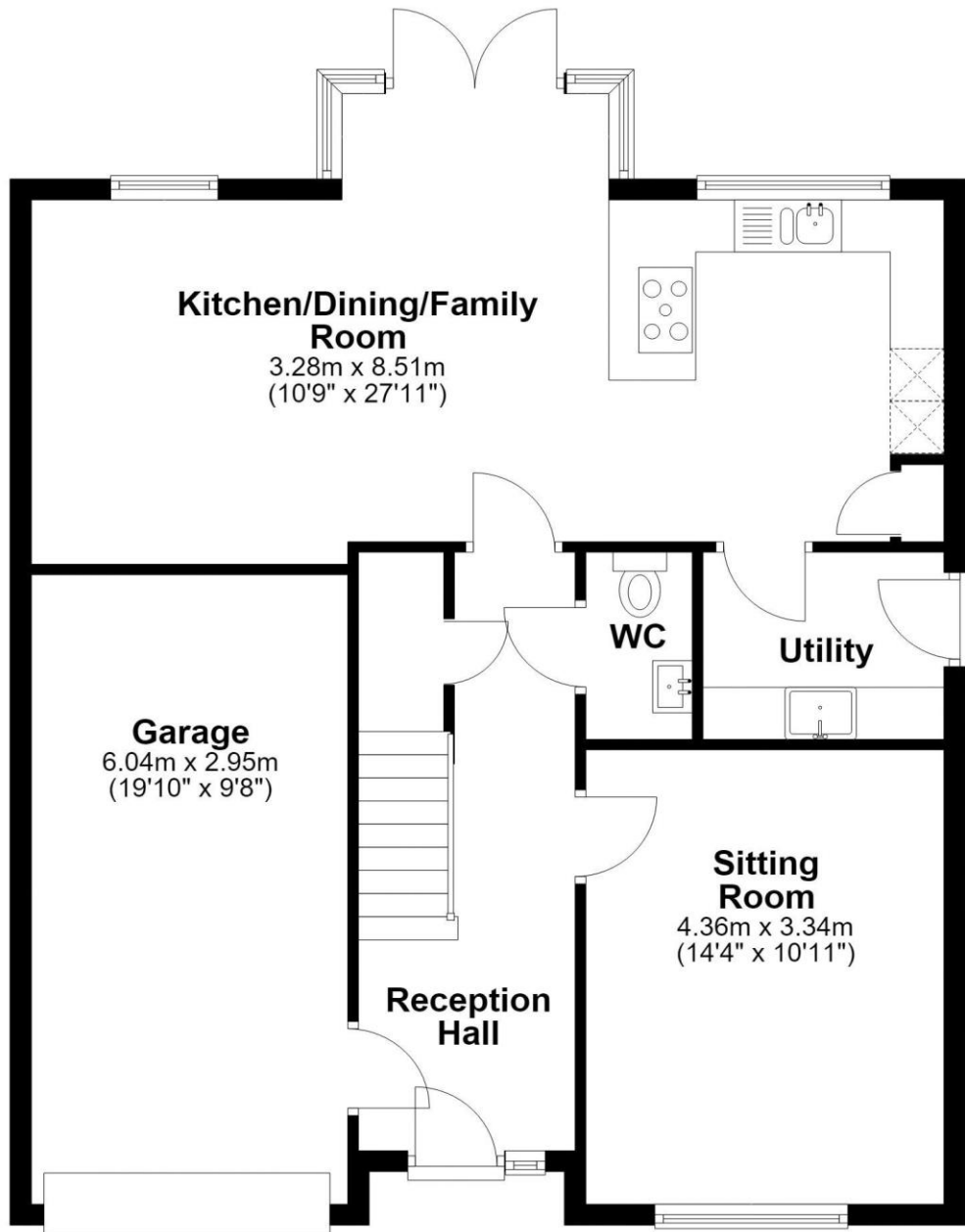
To the first floor are four generous double bedrooms, two of which benefit from their own ensuite facilities, together with a beautifully appointed family bathroom. The principal bedroom is particularly impressive, positioned towards the front of the property and enjoying attractive green views from its private aspect. The bedroom benefits from built in wardrobes which create an excellent walk in wardrobe feel, together with a modern ensuite shower room incorporating a shower, WC and wash hand basin. The additional bedrooms are all generous double rooms, providing excellent flexibility for family living, guests or home working. The family bathroom is a superb four piece suite, beautifully tiled and incorporating a separate bath, walk in shower, WC and wash hand basin. The finish is modern and stylish.

Externally, the property benefits from an attractive front garden and driveway providing off road parking for two vehicles, together with a single garage. To the rear is a well maintained garden offering a combination of lawn, patio and barked areas, providing a variety of spaces for outdoor dining, entertaining and family enjoyment. There is also a useful shed positioned to the side. The property has been further enhanced with upgraded brushed chrome fittings throughout.

Price Guide: Offers Over £475,000

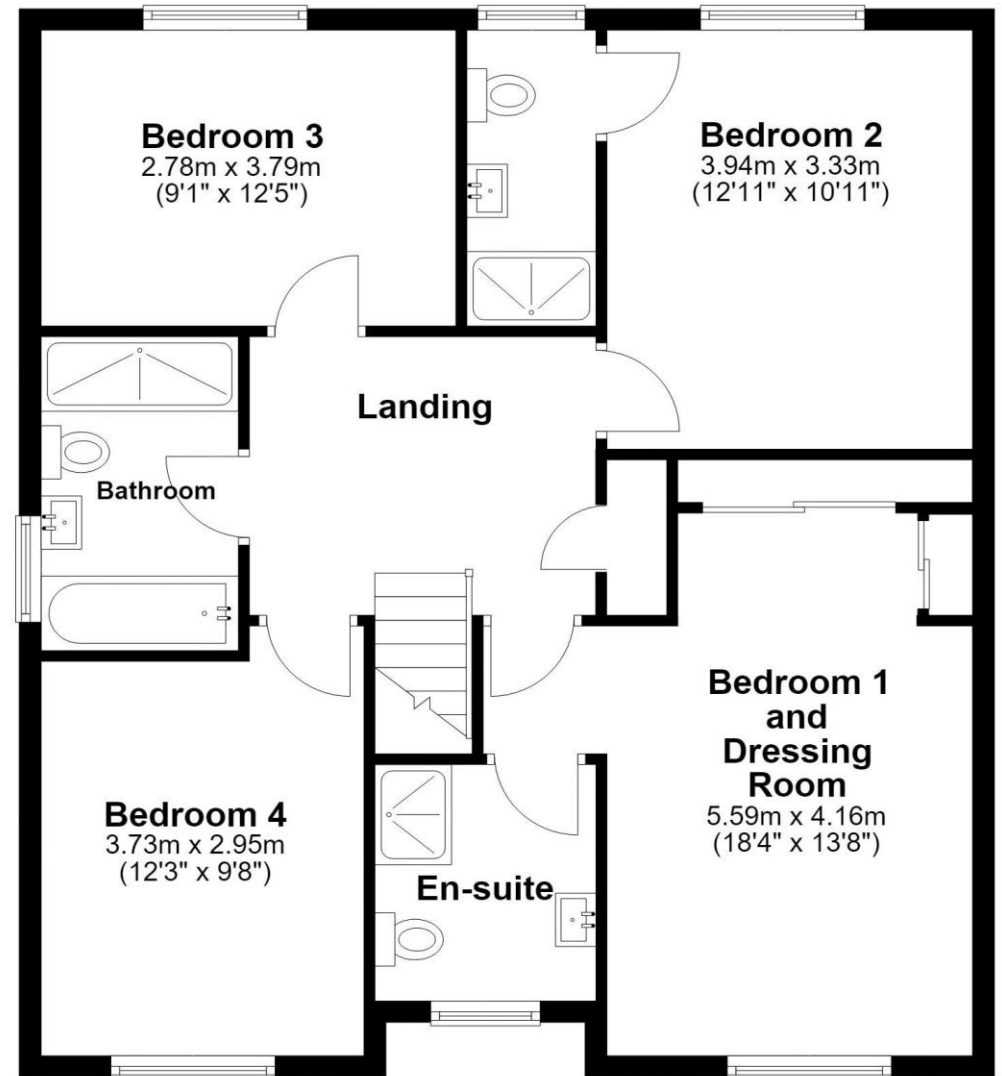
Ground Floor

Approx. 83.4 sq. metres (897.7 sq. feet)



First Floor

Approx. 80.7 sq. metres (868.3 sq. feet)



Total area: approx. 164.1 sq. metres (1766.0 sq. feet)

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SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033