

BRUNTON

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SYCAMORE AVENUE, DINNINGTON, NE13

Offers Over £210,000

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Delightful three-bedroom semi-detached home occupying a generous plot within the popular village of Dinnington. Offering well-balanced accommodation throughout, the property has been exceptionally well maintained and provides spacious living areas ideally suited to modern family life.

The accommodation includes a generous dual-aspect lounge, separate dining room with French doors to the garden, a well-equipped kitchen with adjoining utility room and three well-proportioned bedrooms. The outstanding rear garden is a real highlight, featuring extensive entertaining terraces, a substantial lawn, open countryside views and an impressive timber garden room.

Dinnington is a highly desirable village offering a welcoming community atmosphere alongside a range of everyday amenities, including local shops, cafés and well-regarded schools. The property is ideally positioned for easy access to Newcastle city centre, Newcastle International Airport, Ponteland and the A1, making it an excellent choice for commuters whilst still enjoying the benefits of village living.

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The internal accommodation comprises: an entrance porch leading into a welcoming hallway with staircase rising to the first floor. Positioned immediately to the right is the dining room, a bright and versatile reception space benefitting from French doors opening directly onto the rear garden, creating an excellent setting for both everyday family meals and entertaining. The dining room flows seamlessly through into the kitchen, which is fitted with a comprehensive range of wall and base units, extensive worktop space and ample room for appliances. Beyond the kitchen, an internal hallway provides access to the ground floor WC, a useful utility room with additional storage and laundry facilities, and an external door leading to the rear garden. To the left-hand side of the property is a particularly spacious dual-aspect lounge, enjoying windows to both the front and side elevations that flood the room with natural light throughout the day. The generous proportions make this an ideal space for relaxing, whilst the dual aspect creates a bright and welcoming atmosphere.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room and forward facing, whilst the second bedroom is another excellent double. Bedroom three offers a versatile space, ideal as a child's bedroom, nursery or home office both overlook the substantial rear garden and surrounding area. The family bathroom is fitted with a bath incorporating a shower over, wash hand basin and WC.

Externally, the property enjoys a truly exceptional rear garden, which is undoubtedly one of its most impressive features. Beautifully landscaped, the outdoor space incorporates an extensive paved terrace ideal for outdoor dining and entertaining, a large manicured lawn, decorative gravelled areas, mature planting and a substantial timber garden room providing an additional entertaining or relaxation space. The garden enjoys an open outlook across neighbouring fields, creating a wonderful sense of space and privacy rarely found with properties of this style.



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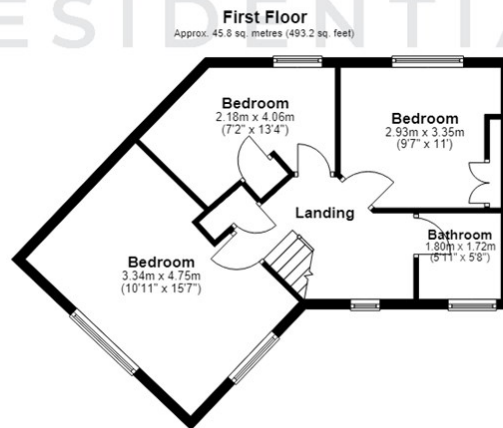
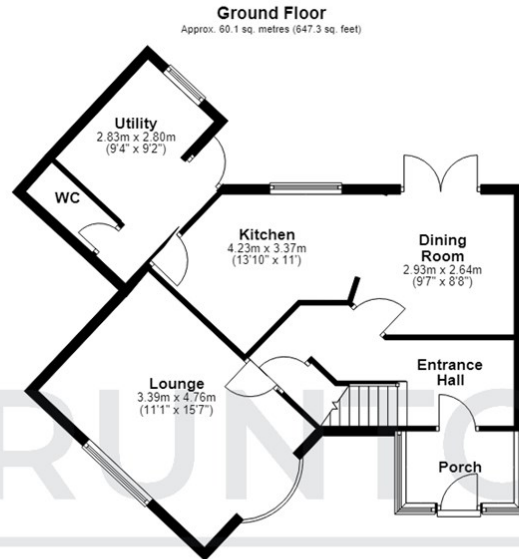
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 106.0 sq. metres (1140.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		