



Pine Valley Mews | Dinnington | NE13

**£350,000**

This immaculate four-bedroom detached house is offered for sale in the sought-after village of Dinnington, Newcastle upon Tyne. Quietly positioned within a cul-de-sac, the property provides well-planned accommodation suited to modern family living.

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**DETACHED FAMILY HOME**

**CONVERTED GARAGE**

**GENEROUS LIVING**

**SOUTH FACING GARDEN**

**FOUR BEDROOMS**

**TWO BATHROOMS**

**CUL-DE-SAC LOCATION**

**DOUBLE DRIVEWAY**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:** The ground floor features two reception rooms, offering flexibility for both formal living and family use. A generous dining kitchen provides ample space for everyday meals and entertaining, with direct access to the south-facing garden. A separate utility room keeps laundry and appliances neatly contained, while a ground-floor W.C. adds convenience. The former garage has been thoughtfully converted into an office/snug, creating an ideal space for home working or relaxation.

Upstairs, the master bedroom benefits from fitted wardrobes and an en-suite shower room. Three further bedrooms and a family bathroom complete the first-floor accommodation. The property has an EPC rating of B and falls within Council Tax band D.

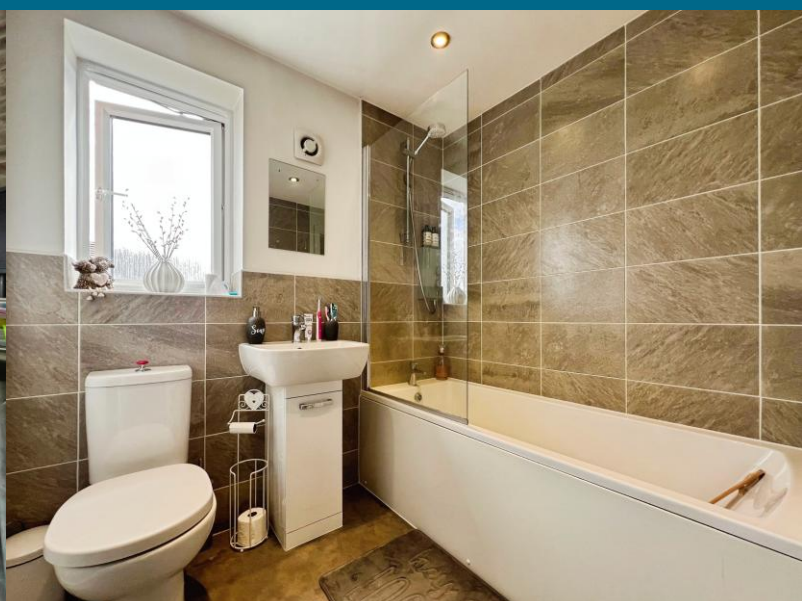
Dinnington offers a village setting within easy reach of Newcastle upon Tyne. Local amenities can be found in nearby Wideopen and Gosforth, which provide a range of shops, cafés and restaurants. For families, there are several primary and secondary schools within a short drive.

Transport links are accessible via road connections to the A1 and A19. Newcastle city centre is typically around 20–25 minutes by car, depending on traffic, and Newcastle International Airport is also reachable in a short drive, offering both domestic and international connections. Nearby green spaces and countryside walks add to the appeal of this location.

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Living Room:  
15'09" x 11'02" - 4.81m x 3.39m

Dining Kitchen:  
10'03" x 18'06" - 3.13m x 5.63m

Utility Room:  
7'01" x 5'03" - 2.16m x 1.60m

Office / Snug:  
15'09" x 10'03" - 4.81 x 3.13m

W.C.

Bedroom One:  
13'01" (max) x 14'04" (+wardrobes) - 3.98m x 4.37m

En-suite:  
7' 10" x 4' 10" - 2.4m x 1.5m

Bedroom Two:  
12'03" x 9'04" - 3.73m x 2.84m

Bedroom Three:  
9'07" x 9'04" - 2.93m x 2.84m

Bedroom Four:  
9'07" x 7'03" - 2.93m x 2.20m

Bathroom:  
7' 10" x 6' 7" - 2.4m x 2.03m

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: "Mains Gas"  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: 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: B

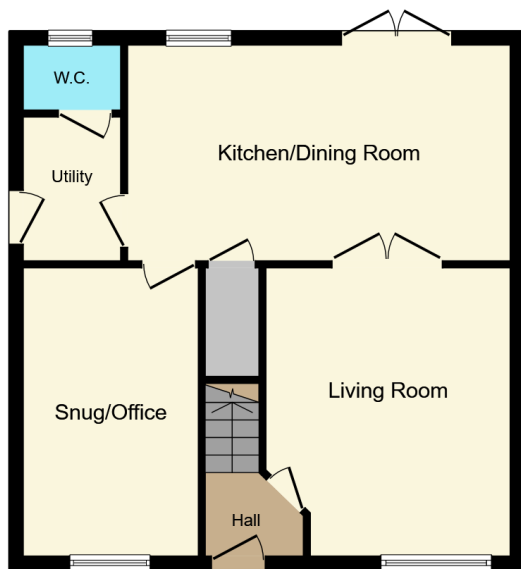
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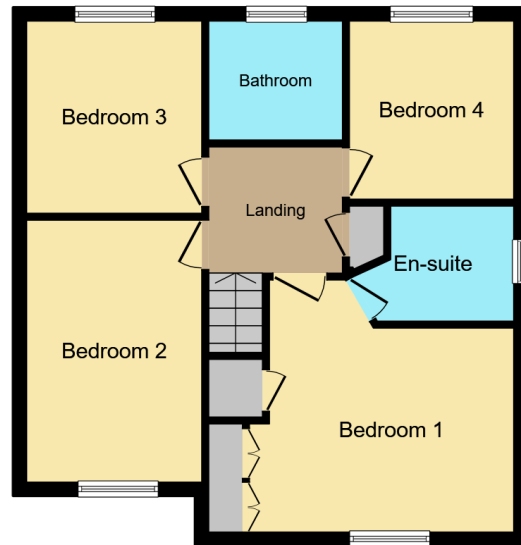
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## FLOORPLAN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93   A    |
| 81-91 | B             | 83   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |