

**BRUNTON**  
RESIDENTIAL



**ALWIN GROVE, DINNINGTON, NEWCASTLE UPON TYNE, NE13**

Offers Over £325,000

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# BRUNTON

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Excellent three-bedroom detached family home is situated on Alwin Grove, Dinnington, Newcastle Upon Tyne, within a popular and well-established residential estate. The property has been significantly enhanced by a substantial ground-floor rear extension, creating generous and versatile living space ideally suited to modern family life.

The ground floor centers around a spacious and contemporary kitchen-diner, which flows seamlessly into the extended living and dining area to the rear. This bright and airy space benefits from skylights and French doors opening onto the garden, providing an ideal setting for both everyday living and entertaining. The first floor offers three well-proportioned bedrooms, including a principal bedroom with shower room, alongside a modern family bathroom.

Externally, the property further benefits from off-street parking, a garage and an enclosed rear garden.

Positioned within easy reach of local amenities, schooling, and transport links, this is a superb opportunity for families seeking space, comfort, and convenience in a desirable Dinnington location.

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The internal accommodation comprises: an entrance vestibule with a convenient ground-floor WC positioned to the left. The vestibule opens into a generous and superbly appointed modern kitchen-diner, fitted with a comprehensive range of floor units providing excellent storage and work surface space, along with integrated appliances including an oven, hob, and extractor fan. The dining area benefits from French doors leading into a bright and spacious dining/living room forming part of the rear extension, featuring skylights, rear-aspect windows, and further French doors opening onto the garden. From the living area, a door provides access to the integral garage.

Stairs from the kitchen rise to the first-floor landing, which gives access to three well-proportioned bedrooms, with the principal bedroom benefiting from a shower room. The remaining bedrooms are served by a well-appointed family bathroom comprising a bath with overhead shower, WC, and washbasin. Two useful storage cupboards are located off the landing.

Externally, to the front of the property is a driveway providing off-street parking. To the rear is an enclosed garden, predominantly laid to lawn, with timber fencing and a block-paved seating area.



# BRUNTON

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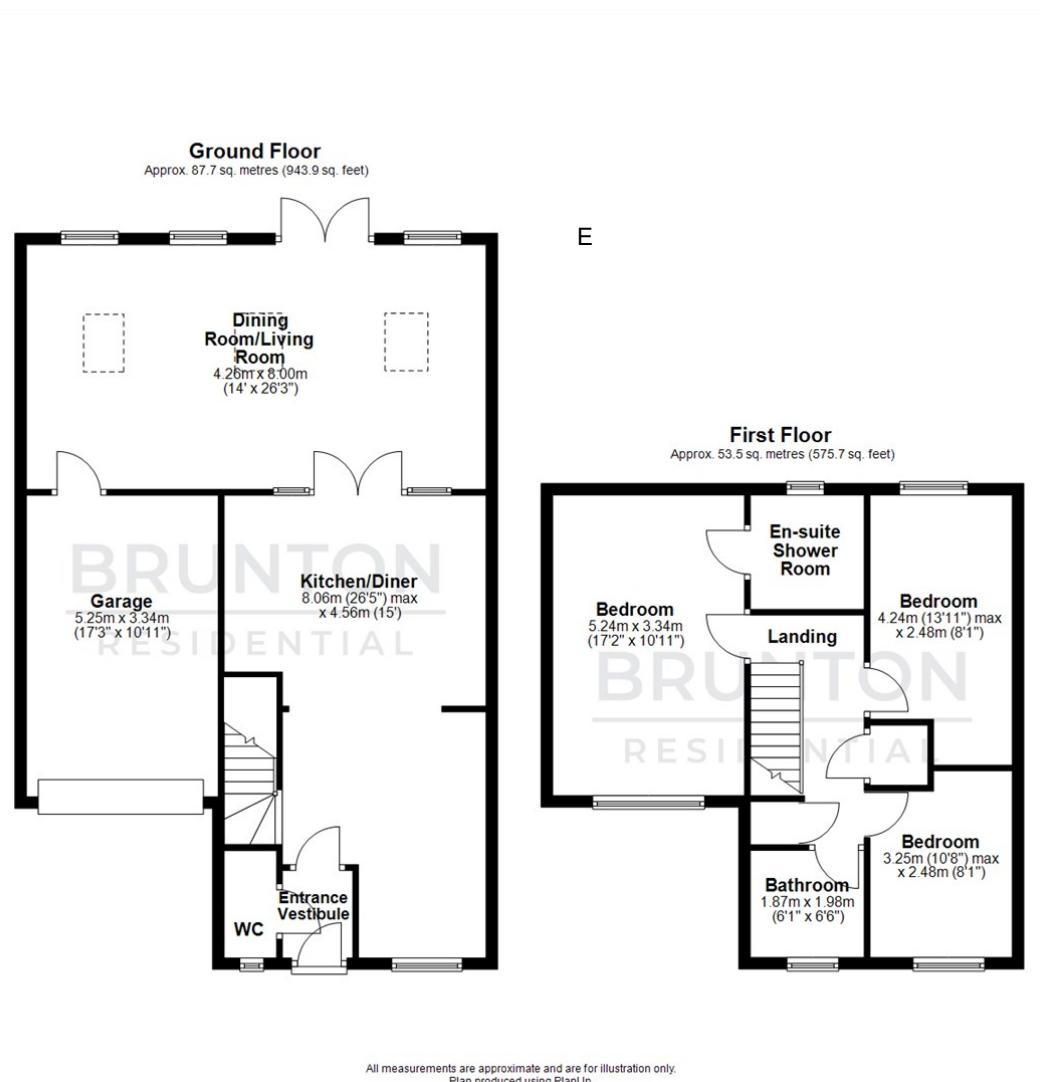
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	95	83
(92 plus) A	95	83
(81-91) B	83	70
(69-80) C	70	58
(55-68) D	58	46
(39-54) E	46	34
(21-38) F	34	22
(1-20) G	22	10
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	95	83
(92 plus) A	95	83
(81-91) B	83	70
(69-80) C	70	58
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England & Wales

EU Directive 2002/91/EC