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AUGUSTA PARK WAY, DINNINGTON, NE13

Offers Over £325,000

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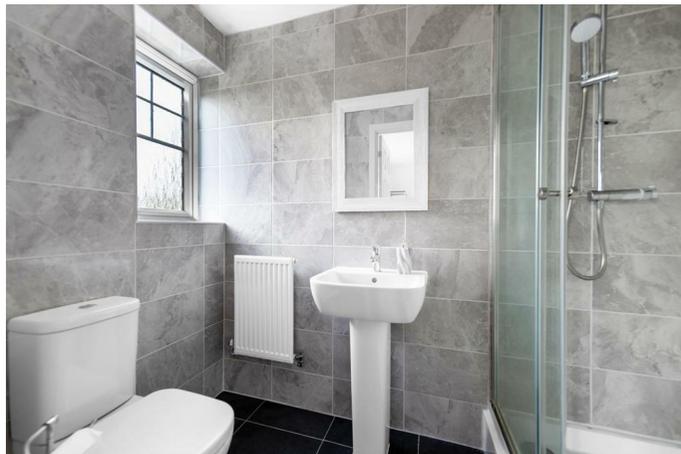
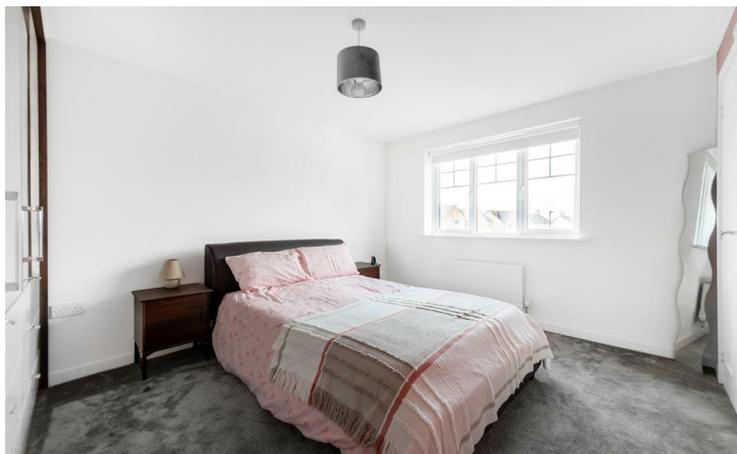
Modern five-bedroom detached Winstar by Persimmon that has been upgraded to a high standard throughout, situated on Augusta Park Way in Dinnington.

This well-presented two-storey home features a spacious lounge, a large kitchen/dining room, a useful utility, and a convenient WC on the ground floor. The upper floor hosts five well-proportioned bedrooms, with the master benefiting from an en-suite, while a family bathroom serves the remaining rooms. The property further benefits from an integral garage, off-street parking, and a lovely enclosed rear garden.

Perfectly positioned within the desirable village of Dinnington, the property benefits from close proximity to a variety of local shops, amenities, and well-regarded schools. Excellent transport links provide easy access into Newcastle city center, surrounding towns, and Newcastle International Airport, while the nearby countryside and open green spaces offer opportunities for leisure and recreation

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The internal accommodation comprises: an entrance hallway with Karndean flooring, stairs leading up to the first floor landing, and an under-stair storage cupboard.

To the right of the hallway is a spacious lounge with a front aspect window, and to the rear of the property is a full-length kitchen/diner with French doors opening onto the garden. The kitchen is modern and well equipped with integral appliances including fridge-freezer, dishwasher, washer-dryer, freezer, together with ample floor and wall units providing excellent storage and work surface space. To the left of the kitchen/diner is a utility space and a ground-floor WC.

Upstairs, there are five bedrooms, with the master benefiting from en-suite shower room. The master bedroom further includes a freestanding Barker & Stonehouse wardrobes that will remain with the property if required.

All carpets throughout the home have been upgraded from the standard new-build fit to a high-quality carpeting.

Externally, the rear garden has been enhanced with a raised decking area with a stand-alone hot tub, which also remains with the property. The hot tub has its own independent electric supply and floor lighting.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
EU Directive 2002/91/EC	