

# BRUNTON

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## RESIDENTIAL



**AUGUSTA PARK WAY, DINNINGTON, NE13**

**£300,000**

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Modern three-bedroom detached home is attractively positioned on Augusta Parkway, within the popular residential area of Dinnington, Newcastle-upon-Tyne. Well presented throughout, the property offers contemporary living spaces designed to suit modern family life, with a balanced layout and a pleasant residential setting.

The accommodation is arranged over two floors. The ground floor comprises a spacious front-aspect lounge, a stylish open-plan kitchen and dining area ideal for everyday living and entertaining, along with a convenient ground-floor WC. The upper floor hosts three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms. The property further benefits from a garage and an enclosed rear garden.

This property is well positioned within Dinnington, offering easy access to local shops, amenities, and well-regarded schools. The area is particularly well connected, with excellent transport links to Newcastle city centre and surrounding areas, as well as convenient access to major road networks.

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The internal accommodation comprises: a welcoming entrance hall, with stairs leading up to the first-floor landing. To the left is a spacious front-aspect lounge featuring attractive panelled walls. Further along the hallway is a convenient ground-floor WC, along with a useful under-stairs storage cupboard. To the rear of the property is a superb open-plan kitchen/dining room, enjoying rear-aspect windows and French doors opening onto the garden. The kitchen is modern and well equipped with integral appliances including an oven, hob, and extractor fan, complemented by sleek worktops and ample wall and base units providing excellent storage. A door from the kitchen leads into a useful utility room, which in turn offers external access to the side of the property.

The first-floor landing provides access to three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room comprising tiled flooring, partially tiled walls, a washbasin set within a vanity unit, a walk-in shower cubicle, and a WC. A well-appointed family bathroom serves the remaining bedrooms and includes tiled flooring, partially tiled walls, a bath with overhead shower, a WC, and a washbasin with vanity unit. A further storage cupboard located off the landing completes the internal accommodation.

Externally, to the front of the property there is a pedestrian walkway leading to the front door, bordered by hedging. To the rear is an enclosed garden with timber fencing, featuring a block-paved seating area and pathway, with the remainder predominantly laid to lawn and also provides access to the garage. Mature trees along the rear boundary provide an excellent degree of privacy.



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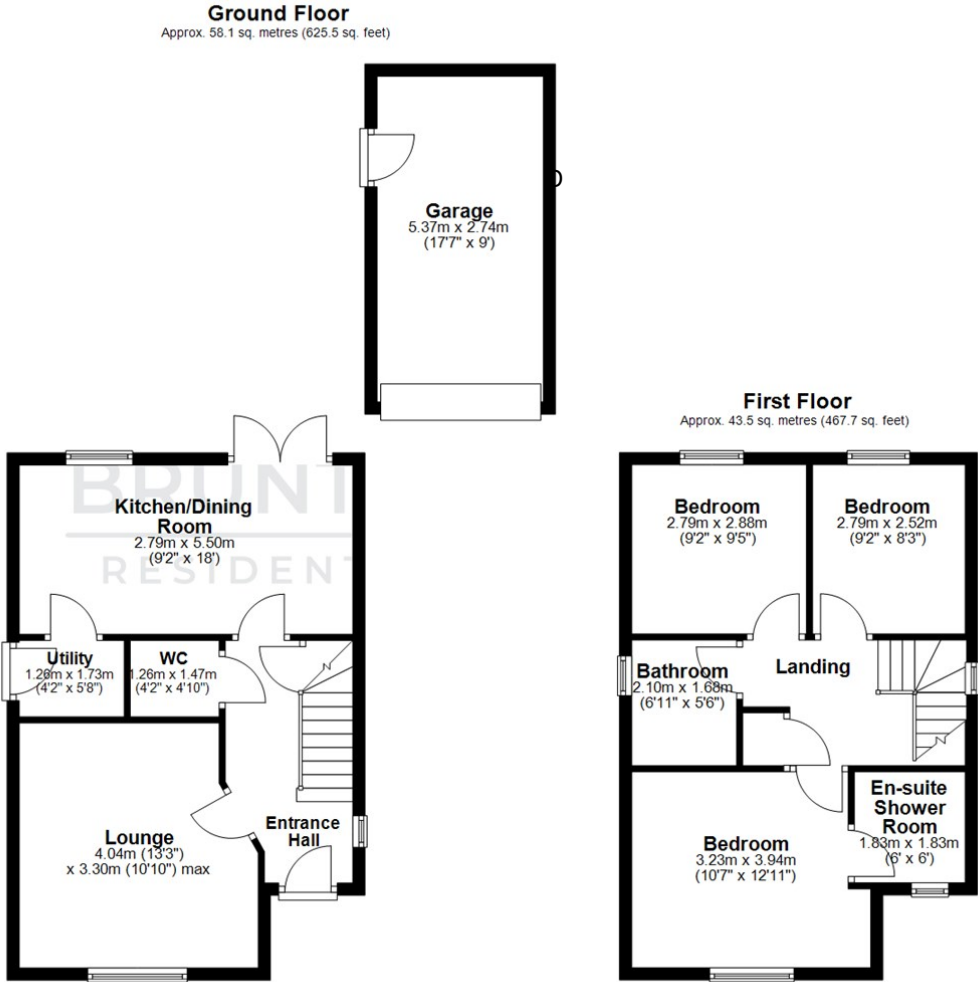
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   | 82                      |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |