

# BRUNTON

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RESIDENTIAL



**GLEN DRIVE, DINNINGTON, NEWCASTLE UPON TYNE, NE13**

Offers Over £255,000

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Well presented three-bedroom semi-detached home, offering bright, spacious and modern accommodation. The property, located on Glen Drive, Dinnington, and built by Bellway Homes, was completed in 2018, it still has the benefit of the remaining 10-year NHBC Warranty.

The accommodation has been maintained to a very good standard and provides a practical living space, ready for personalisation, which is ideally suited to families. The spacious living room and open-plan kitchen and dining room create a family friendly living environment, complemented by three bedrooms, an en-suite to bedroom one, and the family bathroom on the first floor.

Dinnington is a small village located close to Ponteland and Great Park. It benefits from good transport links with buses to Newcastle City Centre, and surrounding villages. Newcastle International Airport is less than 5 miles from the property. The First School was rated Good on their most recent OFSTED Report in 2021, which then feeds into the Gosforth School Network, starting with Gosforth East Middle School.

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The internal accommodation comprises: The property is entered via the front door into an entrance vestibule. From here, a door directly ahead leads to a convenient ground-floor WC, while a door to the right opens into the well-proportioned living room. Towards the rear of the living room, a staircase rises to the first floor and access is provided through to the open-plan kitchen-diner.

The kitchen-diner is fitted with a range of wall and floor units arranged in an L-shape and incorporates integrated appliances. The boiler is neatly housed within a cupboard for ease of access and maintenance. French doors open directly from the dining area into the rear garden, creating a pleasant connection between the interior living space and the outdoors.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room. The second bedroom is a comfortable double, while the third bedroom, positioned to the front of the property, is a single room currently used as a nursery. The family bathroom comprises a bath, wash hand basin and WC.

Externally, to the front of the property there is a large driveway providing off-street parking for up to two vehicles, leading to an attached garage. A pathway runs alongside a lawned area, which is bordered by trees, offering a degree of privacy, and leads to the front entrance. To the rear is an enclosed garden with timber fencing, incorporating a lawned area bordered by a block-paved seating area, gravel pathway, and a raised decked seating area to the rear, providing a versatile and well-structured outdoor space.



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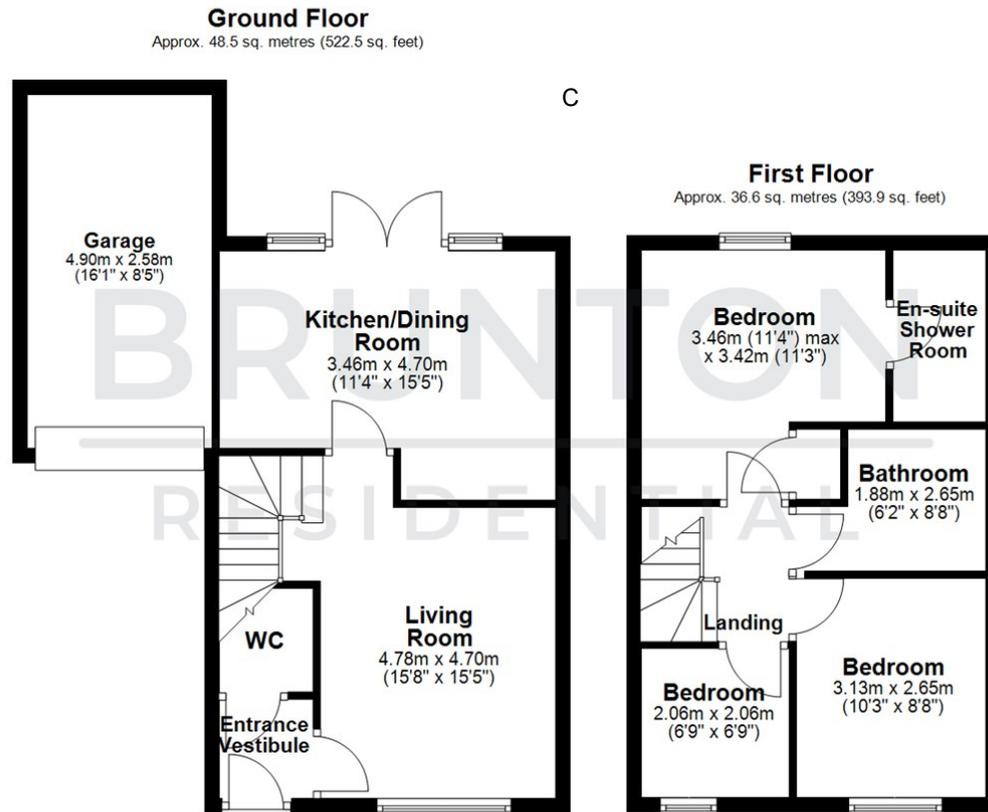
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 85.1 sq. metres (916.4 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
84	97
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	