

- 3 Bed Detached House
- Cloaks/WC
- Utility with Washer
- New Development

- Available Unfurnished
- Lounge with Optimist Fireplace
- En Suite Shower & Family Bathroom

- Brand New Property
- Breakfasting Kitchen with French Doors
- Garage & Gardens

A newly built 3 bedroomed detached house, available to let unfurnished for an initial term of 6 months. With gas fired central heating and sealed unit double glazing, this property is finished to a high standard and includes new floor coverings, curtains and blinds. The Reception Hall has a storage cupboard and tiled floor, continuing into the Cloakroom/WC, with low level wc and pedestal wash basin, and the Breakfasting Kitchen, fitted with a range of wall and base units with sink unit, Silestone work surfaces, split level oven, 4 ring induction hob, integral fridge, freezer and dishwasher with matching doors and French doors opening to the rear garden. The Utility Room has a range of units, also with Silestone work surfaces, integral washer with matching doors, combi boiler, storage cupboard and door to the side. Stairs lead from the hall to the First Floor Landing, with storage cupboard and access to the loft. Bedroom 1 is to the front and has built in wardrobes, as well as an En Suite Shower/WC, with low level wc, pedestal washbasin and shower cubicle with rainhead and hand held showers. Bedroom 2 is to the rear, with Bedroom 3 having wall to wall wardrobes, also to the rear. The family Bathroom/WC is fitted with a low level wc, pedestal wash basin and shower cubicle with rainhead and hand held showers. There is also a Garage with up and over door, electric light, power points and electric car charging point.

Externally, the Front Garden is lawned, with a driveway to the garage. The Rear Garden is South facing, with patio and lawn with fence surround.

This property is pleasantly situated in an excellent location at the head of a cul-de-sac within this popular new development, in the village of Dinnington, conveniently located for Ponteland and the Airport, Kingston Park, Gosforth and the city, as well as surrounding countryside. Dinnington has good local amenities including shop, pubs and restaurants.

Reception Hall

Cloakroom/WC 5'6 x 3' (1.68m x 0.91m)

Lounge 13' x 12'3 (3.96m x 3.73m)

Breakfasting Kitchen 18'3 x 9'4 (5.56m x 2.84m)

Utility Room 6' x 5'6 (1.83m x 1.68m)

First Floor Landing

Bedroom 1 12'1 x 10'9 (3.68m x 3.28m)

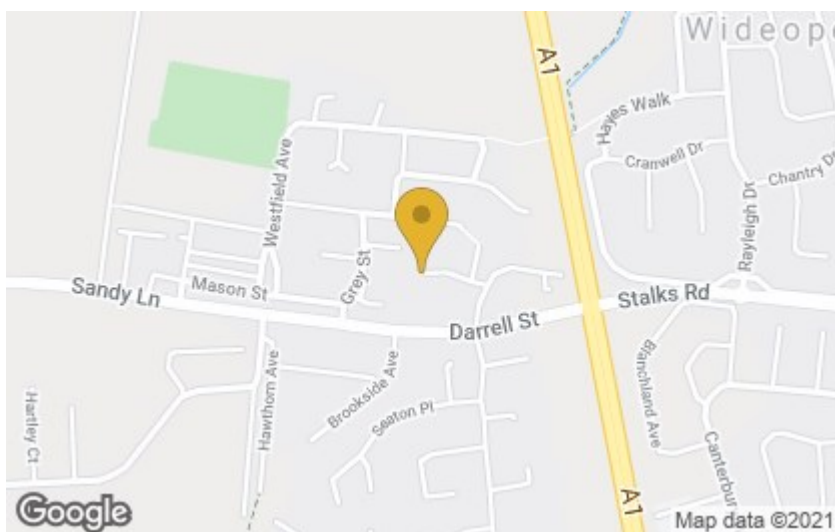
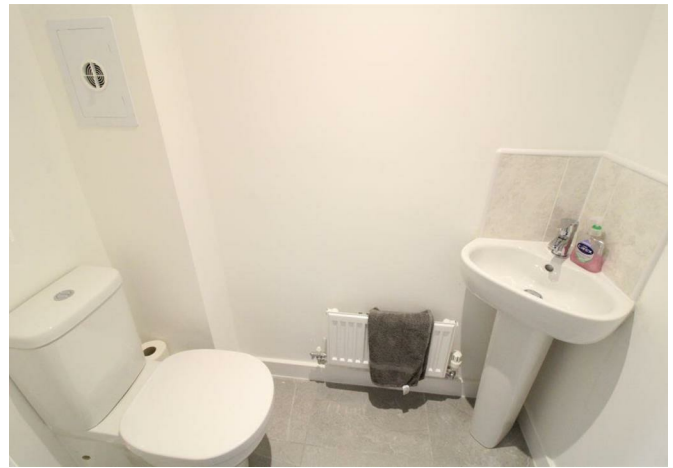
En Suite Shower/WC 6'1 x 6'0 (1.85m x 1.83m)

Bedroom 2 9'6 x 9'6 (2.90m x 2.90m)

Bedroom 3 9'6 x 8'6 (max into 'robes) (2.90m x 2.59m (max into 'robes))

Bathroom/WC 7' x 5'8 (2.13m x 1.73m)

Garage 19'5 x 9'9 (5.92m x 2.97m)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.