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## Augusta Park Way

### Dinnington Dinnington, NE13 7FH

NEW BUILD - GREAT LOCATION - PERSIMMON CHEDWORTH

Brunton residential are delighted to offer this fantastic new build located on the popular Augusta Park development within Dinnington. This home has a large South facing rear garden and is positioned at the end of a cul-de-sac within this sought after estate.

**£299,950**

# 119 Augusta Park Way

Dinnington Dinnington, NE13 7FH



Accommodation briefly comprises; entrance hallway with access to; lounge with windows to front, a separate study/office, a kitchen/diner with French door access to rear gardens, utility room and WC.

The first floor offers a master bedroom with ensuite shower room, Bedrooms two, three and four and a family bathroom WC.

Externally there are gardens to the front with pathway access to the property while to the rear lies a lawned garden. A driveway provides off street parking and garage access.

## ON THE GROUND FLOOR

Hall

Lounge

13'2" x 10'10" (4.02m x 3.30m)

Office/Snug

10'2" x 11'0" (3.10m x 3.36m)

Family Kitchen

9'6" x 20'1" (2.90m x 6.11m)

WC

Utility

5'11" x 4'11" (1.81m x 1.49m)

## ON THE FIRST FLOOR

Landing

Master Bedroom

12'9" x 11'9" (3.88m x 3.59m)

En-suite

8'2" x 5'10" (2.49m x 1.79m)

Bedroom 2

12'3" x 7'7" (3.73m x 2.30m)

Bedroom 3

10'0" x 9'4" (3.05m x 2.84m)

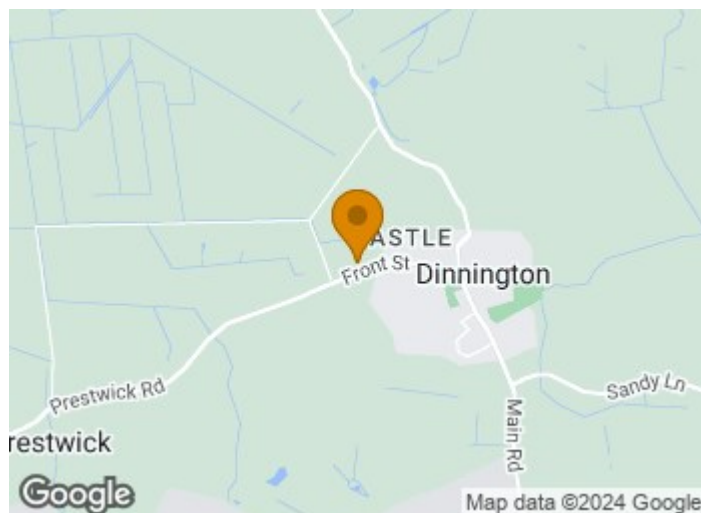
Bedroom 4

8'0" x 8'3" (2.45m x 2.52m)

Bathroom

8'2" x 7'6" (2.49m x 2.28m)

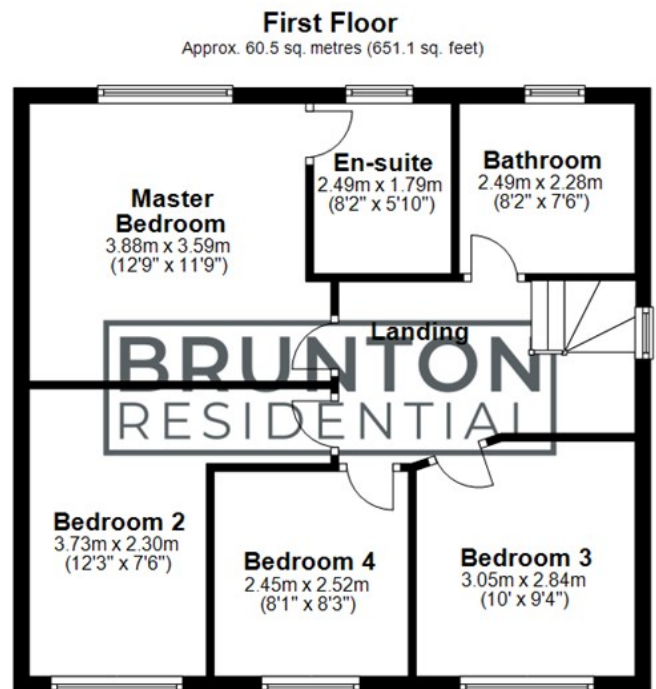
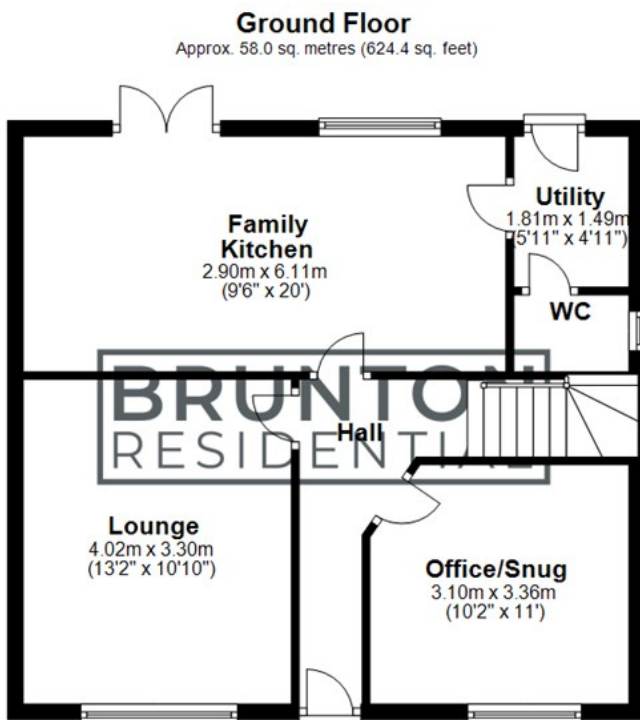
Disclaimer



- DETACHED HOME
- PERSIMMON CHEDWORTH
- NEW BUILD
- FOUR BEDROOMS
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY



## Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	