

BRUNTON

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Hutchinson Court

Dinnington Newcastle Upon Tyne, NE13 7JF

FOUR BEDROOM - DETACHED - POPULAR SHERATON PARK LOCATION

Brunton Residential are delighted to offer for sale this 4 bedroom detached home, built by Keepmoat Homes as part of their popular Sheraton Park development. Sheraton Park is situated on the edge of Dinnington Village, giving good access to the local shops, pubs and restaurants, as well as great road and public transport links to the wider area. There are a good range of popular schools nearby, making this home an ideal choice for families.

Offers Over £290,000

49 Hutchinson Court

Dinnington Newcastle Upon Tyne, NE13 7JF



Accommodation briefly comprises of: entrance hallway leading to family room located at the front of house, this space can be used as a playroom/dining room. Across the hallway there is access to an integral garage, providing practical storage solutions. Leading on from this you will find a spacious lounge situated to the rear of the property with French patio doors leading out onto a fantastic back garden. There is a well-appointed kitchen, which comes with built in appliances such as fridge freezer, dish washer, and washing machine. complete with ample storage, coordinated work surfaces, and a convenient side door for easy access. A WC is situated next to the staircase which leads to the first floor.

Ascending to the upper level you will find a generous landing space granting access to three expansive bedrooms, with the master bedroom boasting a tiled ensuite. The dressing room also provides built in wardrobes, providing extra storage. Further along the landing there is a beautifully designed family bathroom, featuring a built-in shower/bath and a handy store cupboard.

Externally there is a lawned area to the front of the property with a pathway leading to the front door access and a double driveway, coupled with garage access, ensures ample parking space. To the rear of the property there is a generous size garden which consists of paved and lawned areas, this is secluded by fenced boundaries which boasts countryside views being directly adjacent to picturesque fields.

ON THE GROUND FLOOR

Hallway

WC

Lounge

15'6" x 11'5" (4.72m x 3.47m)

Family Room

9'4" x 8'8" (2.85m x 2.65m)

Kitchen/Diner

14'1" x 9'10" (4.29m x 2.99m)

Garage

Landing

Bedroom

13'11" x 12'2" (4.23m x 3.70m)

En-suite

Bedroom

13'11" x 9'1" (4.23m x 2.76m)

Bedroom

9'7" x 12'3" (2.92m x 3.73m)

Bedroom

9'7" x 11'6" (2.92m x 3.50m)

Bathroom

Disclaimer

ON THE FIRST FLOOR



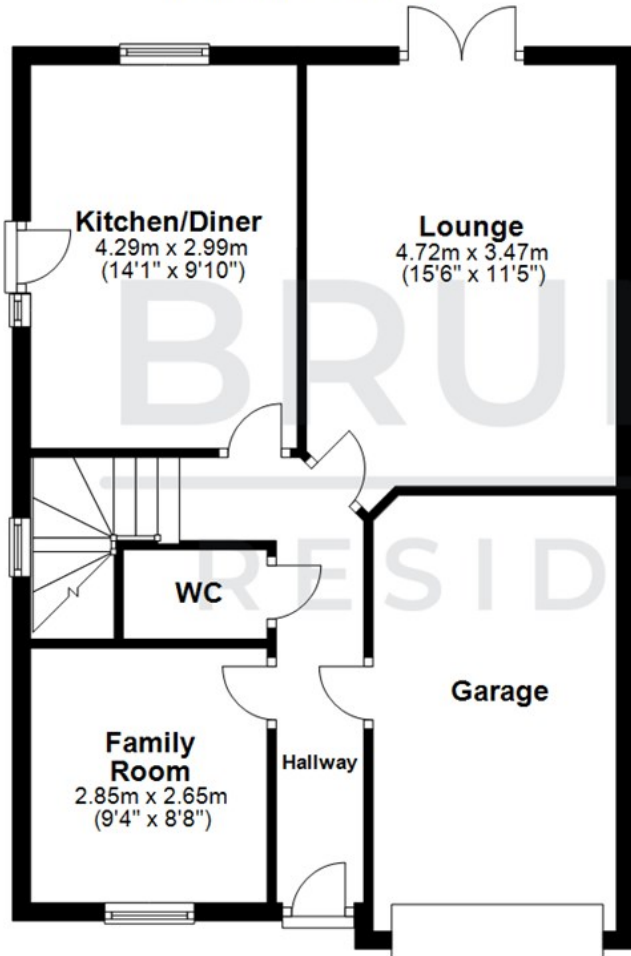
- FOUR BEDROOM
- DETACHED
- SOUGHT AFTER LOCATION
- END PROPERTY
- IMMACULATE
- GARAGE
- 360 TOUR
- EXTENDED DRIVEWAY



Floor Plan

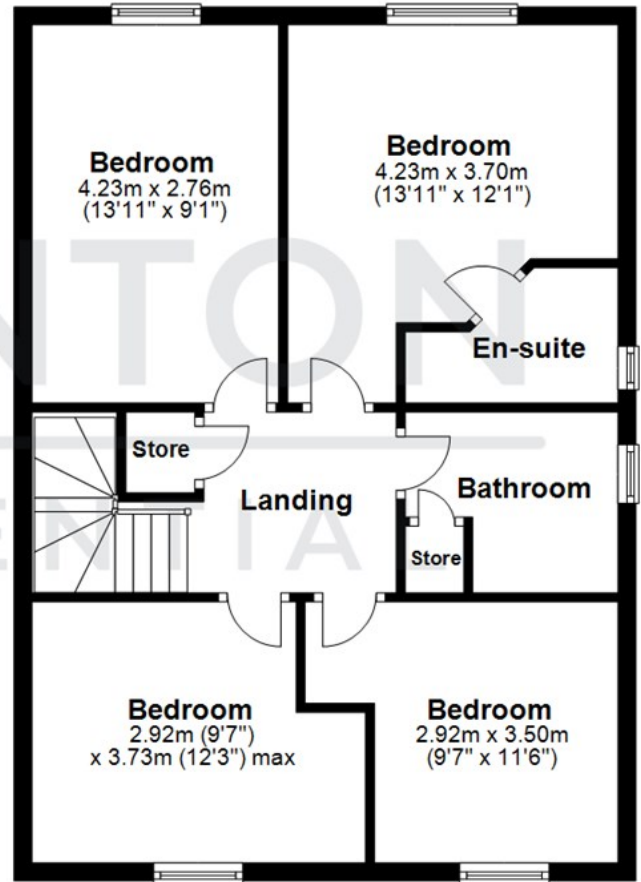
Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.5 sq. feet)



Total area: approx. 123.8 sq. metres (1332.2 sq. feet)

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		83	93				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	