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ALWIN GROVE, DINNINGTON, NE13

Offers Over £375,000

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A stunning three bedroom detached Home on Alwin Grove, Dinnington which is immaculately presented throughout, this stylish three bedroom detached home offers modern family living at its finest. Tucked away on a desirable residential cul-de-sac in Dinnington, the property has been tastefully upgraded to a high standard and boasts a contemporary design with exceptional attention to detail.

The bright and spacious ground floor features an open-plan kitchen, dining, and living area the true heart of the home. Skylights and French doors flood the space with natural light, seamlessly connecting the indoors to the private rear garden. The elegant lounge showcases a feature wall with a media unit, inset electric fire, and vaulted ceilings for an airy, luxurious feel.

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A bright and spacious entrance hall sets the tone for the rest of the home, with light wood-effect flooring, modern décor, and stylish oak internal doors. A feature seating area and statement lighting create an immediate sense of warmth and sophistication.

The open-plan kitchen and dining area forms the hub of the home a beautifully designed, social space perfect for family gatherings and entertaining. The kitchen is fitted with sleek high gloss cabinetry, integrated appliances, ample storage, and contrasting worktops. A breakfast bar with contemporary stools offers casual dining space, while the adjoining dining area is enhanced by modern lighting and neutral tones, creating an inviting atmosphere.

Elegant double oak doors open into the show-stopping living room, which boasts vaulted ceilings, skylights, and an abundance of natural light, while French doors open out to the rear garden, allowing for seamless indoor outdoor living.

Upstairs, the property offers three beautifully decorated bedrooms, each thoughtfully styled and well-proportioned.

The principal bedroom benefits from fitted wardrobes providing excellent storage space, along with a private en-suite shower room. The second bedroom is a generous double, bright and airy with fitted wardrobes and furnishings, while the third bedroom makes an ideal guest room, nursery, or office. A family bathroom completes the upper floor, fitted with a contemporary white suite and neutral tiling, offering both bath and shower facilities.

The landscaped rear garden is a standout feature a private and low-maintenance space designed for relaxation and entertaining. A spacious paved patio runs the length of the property, ideal for outdoor dining, while a modern covered seating area provides a stylish all weather retreat. The garden is enclosed by timber fencing and includes decorative planters and feature lighting.



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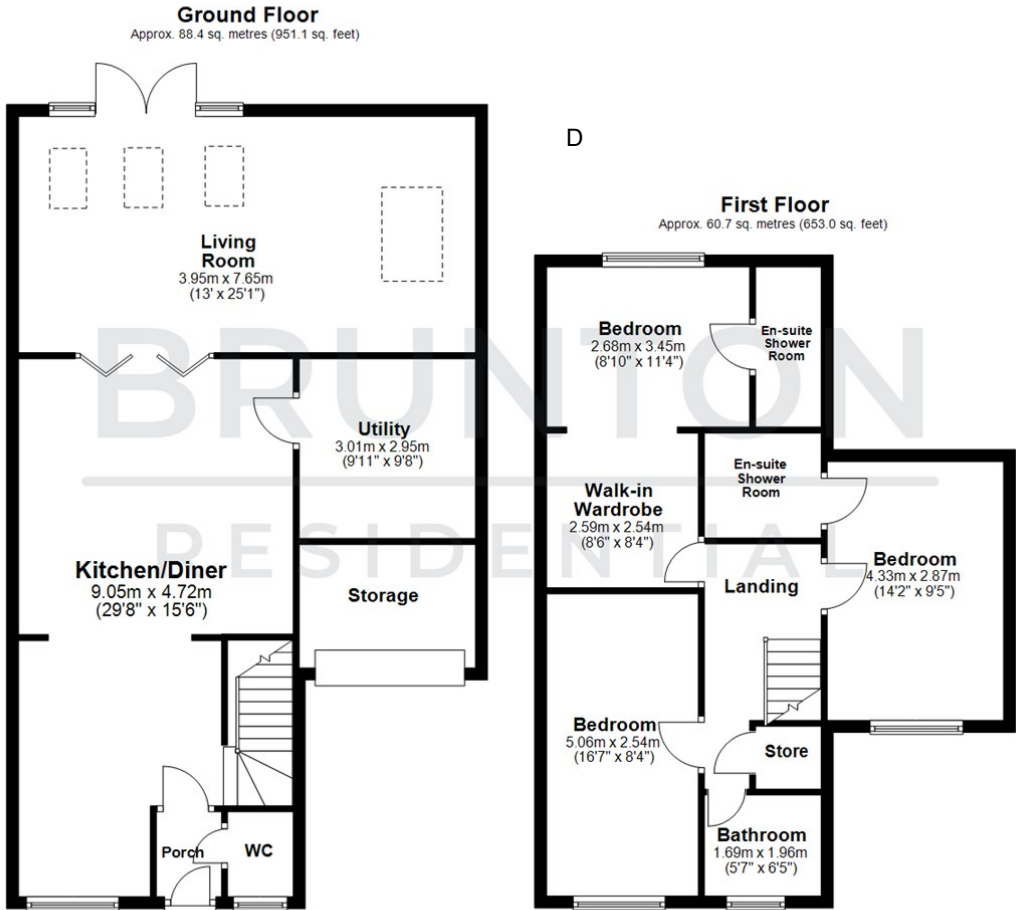
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

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		95
(81-91) B	83	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	