

BRUNTON

RESIDENTIAL



CYPRES POINT GROVE, AUGUSTA PARK, DINNINGTON, NE13

Offers Over £245,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL

THREE BEDROOMS – SEMI-DETACHED HOUSE – SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this excellent condition three-bedroom semi-detached home on Cypress Point Grove, located within the popular Augusta Park development.

The property features three well-proportioned bedrooms, with the principal benefitting from an en suite shower room. It also offers a spacious lounge and a kitchen/diner. Further highlights include an attached garage providing off-street parking, as well as a rear garden.

The property has been upgraded to a high standard throughout to offer a real feel of high quality living.

Situated in Dinnington, the property is ideally positioned close to a range of local amenities, parks, and transport links.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entering, you are welcomed into an entrance hall with parquet herringbone flooring, which flows throughout the ground floor. From the hallway, you have access to a spacious lounge featuring a fireplace and a front-aspect window.

Beyond the lounge, a further hallway leads to the ground floor WC and stairs leading to the first-floor landing. Spanning the full width of the property at the rear is a generous kitchen/diner. This modern space enjoys French doors opening out to the garden and is fitted with a range of wall and floor units, granite worktop surfaces, and integrated appliances including an oven, hob, extractor fan, as well as space for additional appliances. A rear-facing window provides pleasant views over the enclosed garden.

Upstairs, the landing gives access to a well-proportioned principal bedroom, complete with a Juliet balcony and an en-suite fitted with a walk-in shower, washbasin, and WC. There is also a storage cupboard on the landing and a family bathroom serving the remaining two bedrooms. The bathroom is fitted with a bath, overhead shower, washbasin, and WC.

Externally, to the front, the property benefits from a double driveway providing off-street parking and access to an attached garage. To the rear is an enclosed garden, mainly laid to lawn, with a small paved patio seating area and fence boundaries for added privacy.



BRUNTON

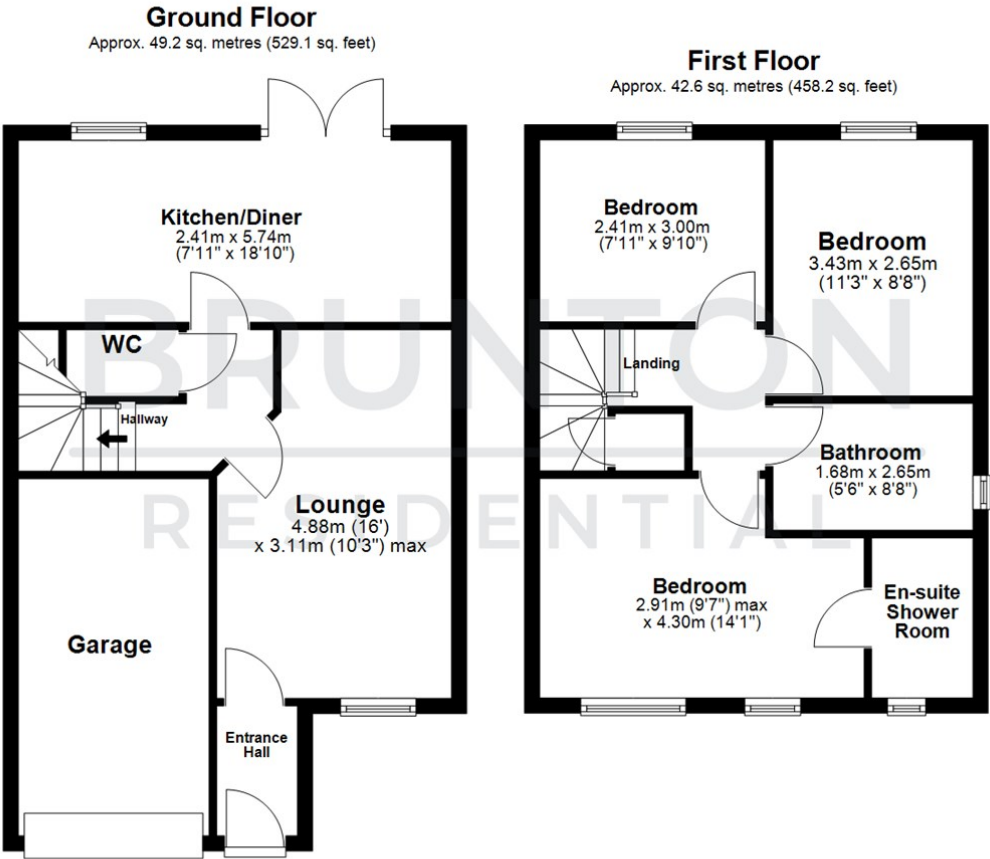
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

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	