



Mitford Way Dinnington

This rare to market, larger style home with an extremely well-proportioned garden is available for sale with beautiful views and additional parking/space for a caravan on a second driveway at the bottom of the garden. The front door opens to a sizeable entrance porch and an impressive hallway. There is a ground floor WC with utility area, a wonderful open plan living room dining area with feature fireplace, conservatory with lovely views of the garden and a stylish modern breakfast kitchen with access to the garage and additional utility area to the rear of the garage. Stairs lead to the first floor landing, a well presented family bathroom and four sizeable bedrooms with charming views of the village and countryside beyond. Externally the house has a substantial driveway and car port to the front with access to the garage, well-proportioned mature front and rear gardens with patio areas to enjoy the views and an additional driveway/hardstanding area at the bottom of the garden. Dinnington village is a sought-after location with a highly regarded first school, pubs, restaurants, Post Office, hairdresser, village shop, transport links and a popular cycle way.

Asking Price: £400,000

ROOK
MATTHEWS
SAYER

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



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Entrance Porch 6'7 x 16 (2.00m x 4.87m)

With tiled flooring, double glazed windows to the front and sides and double-glazed door to the front.

Inner Hallway 13'9 x 6'9 plus recess (4.19m x 2.05m)

With Amtico flooring, radiator, stairs to the first floor and an under stairs storage cupboard.

Ground Floor WC/Utility Room 4'10 plus cupboards x 5'7 (1.47m x 1.70m)

With tiled flooring, wash hand basin, WC, sliding door storage cupboards with space for a washing machine and dryer, double glazed window to the side and radiator.

Open Plan Lounge Dining Room 12'10 x 25 (3.91m x 7.62m)

An exceptional room with double glazed window to the front, feature fireplace, carpeted flooring, two radiators and double-glazed sliding doors to the conservatory.

Conservatory 10'5 x 11'2 (3.17m x 3.40m)

A wonderful room with views of the garden, Sanderson blinds on the windows and roof, tiled flooring and double-glazed doors opening to the patio.

Kitchen Diner 10'9 x 12'07 (3.27m x 3.83m)

A stylish modern fitted kitchen with dining area, contrasting work surfaces, sink unit, space for a range cooker, extractor hood, built in microwave, space for an American fridge freezer, luxury wood effect flooring, contemporary radiator, double glazed window to the rear and door to the garage.

Garage 7'8 x 17'9 (2.33m x 5.41m)

With light, power and roller shutter door to the front.

Utility Room 8'2 x 7'6 (2.48m x 2.28m)

With base units, contrasting work surfaces, sink unit inset, tiled flooring, double glazed window to the rear, double glazed door to the side, radiator and central heating boiler.

Landing

A carpeted landing with loft access and storage cupboard.

Bedroom One 11'10 plus recess x 13'11 (3.60m x 4.24m)

With double glazed window to the front, carpeted flooring, fitted wardrobes, dressing area and radiator.



Bathroom

A well-equipped room with bath tub, heated towel rail, shower enclosure, WC, wash hand basin inset to storage, vinyl flooring, storage cupboard, extractor fan and double-glazed window to the rear.

Bedroom Two 11'10 x 9'7 (3.60m x 2.92m)

With storage cupboard, carpeted flooring, radiator and double-glazed window to the rear with lovely views.

Bedroom Three 8'4 x 11'1 (2.54m x 3.37m)

This fabulous room has a double-glazed window to the rear with magnificent views, carpeted flooring, fitted wardrobes and radiator.

Bedroom Four 11'11 x 7'6 (3.63m x 2.28m)

This room has a double-glazed window to the front, carpeted flooring and radiator.

Garden

To the front is a driveway leading to the car port, garage and a beautiful front garden.

To the rear is a very generous (much larger than average) mature garden with patio area, areas laid to lawn, planted borders and a separate gated driveway/hardstanding suitable for additional parking or a caravan.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage to the front and driveway at rear of the garden

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

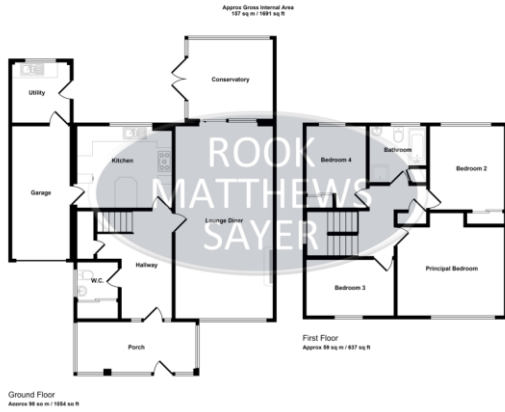
COUNCIL TAX BAND: E

EPC RATING: TBC

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EPC TBC



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