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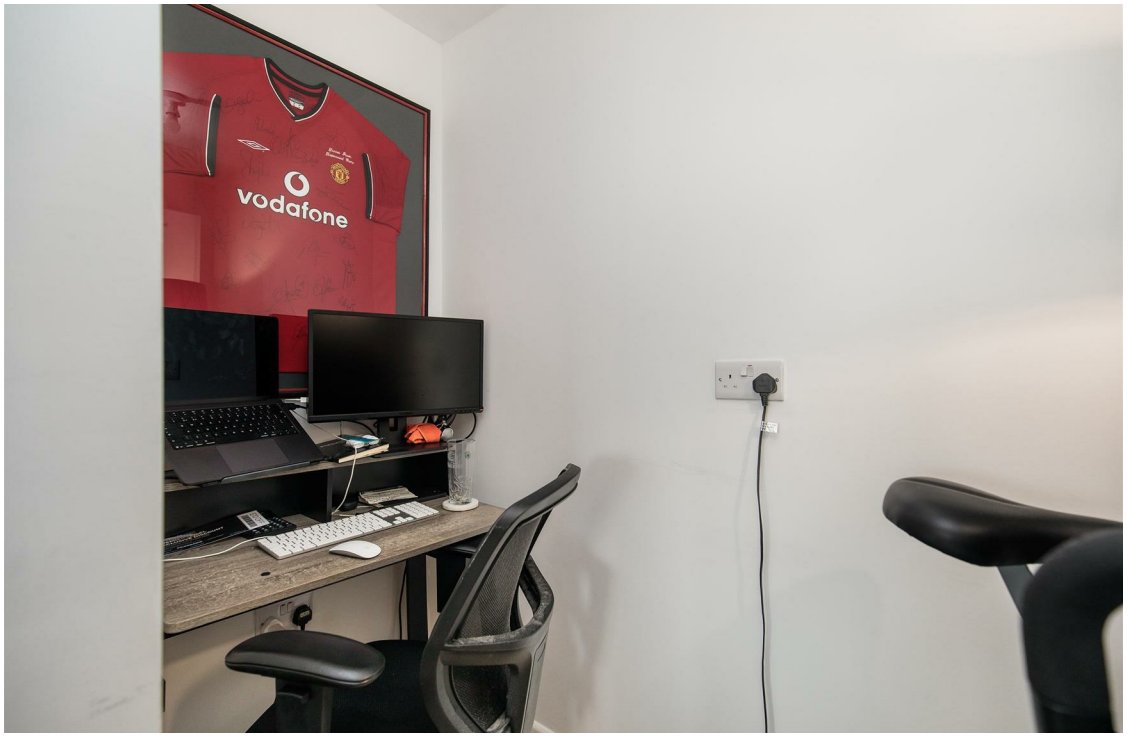


# CYPRESS POINT GROVE, DINNINGTON, NEWCASTLE UPON TYNE, NE13

Offers Over £350,000


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Beautifully presented four-bedroom detached home, built by Persimmon on the popular Augusta Park development, offering a particularly versatile layout with the added benefit of a converted integrated garage. The conversion has created a generous second reception room with a dedicated office space, providing valuable additional accommodation and making this a particularly flexible family home.

The open-plan kitchen/diner/family room is a standout feature, with a triple-aspect layout creating an abundance of natural light and French doors connecting directly to the rear garden. Four bedrooms include three generous doubles, with the main bedroom further benefiting from an en-suite shower room.

Cypress Point Grove is situated within the popular Augusta Park development in Dinnington, offering a desirable residential setting with convenient access to local amenities, schools and green spaces. The property is also well placed for access to Newcastle upon Tyne and surrounding areas, making it an appealing choice for families seeking a modern home in a well-connected location.

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The internal accommodation comprises: a welcoming entrance hallway with access to two separate reception rooms, including a useful second reception room created through the conversion of the original integrated garage, with a dedicated office space to the rear. A ground-floor WC and stairs to the first floor lead through to the impressive open-plan kitchen/diner/family room, which is fitted with a range of wall and base units, integrated appliances and enjoys a bright triple-aspect outlook with French doors and two additional windows.

The first floor provides four well-proportioned bedrooms, including three doubles and a generous single bedroom. The main bedroom benefits from an en-suite shower room with a walk-in shower, while a well-appointed family bathroom with a shower over the bath serves the remaining bedrooms.

Externally, the property benefits from a double driveway and small front lawn. To the rear is a good-sized, private garden with an extended patio, decking area, lawn and pathway leading to the garden shed, providing an excellent space for family life and entertaining.





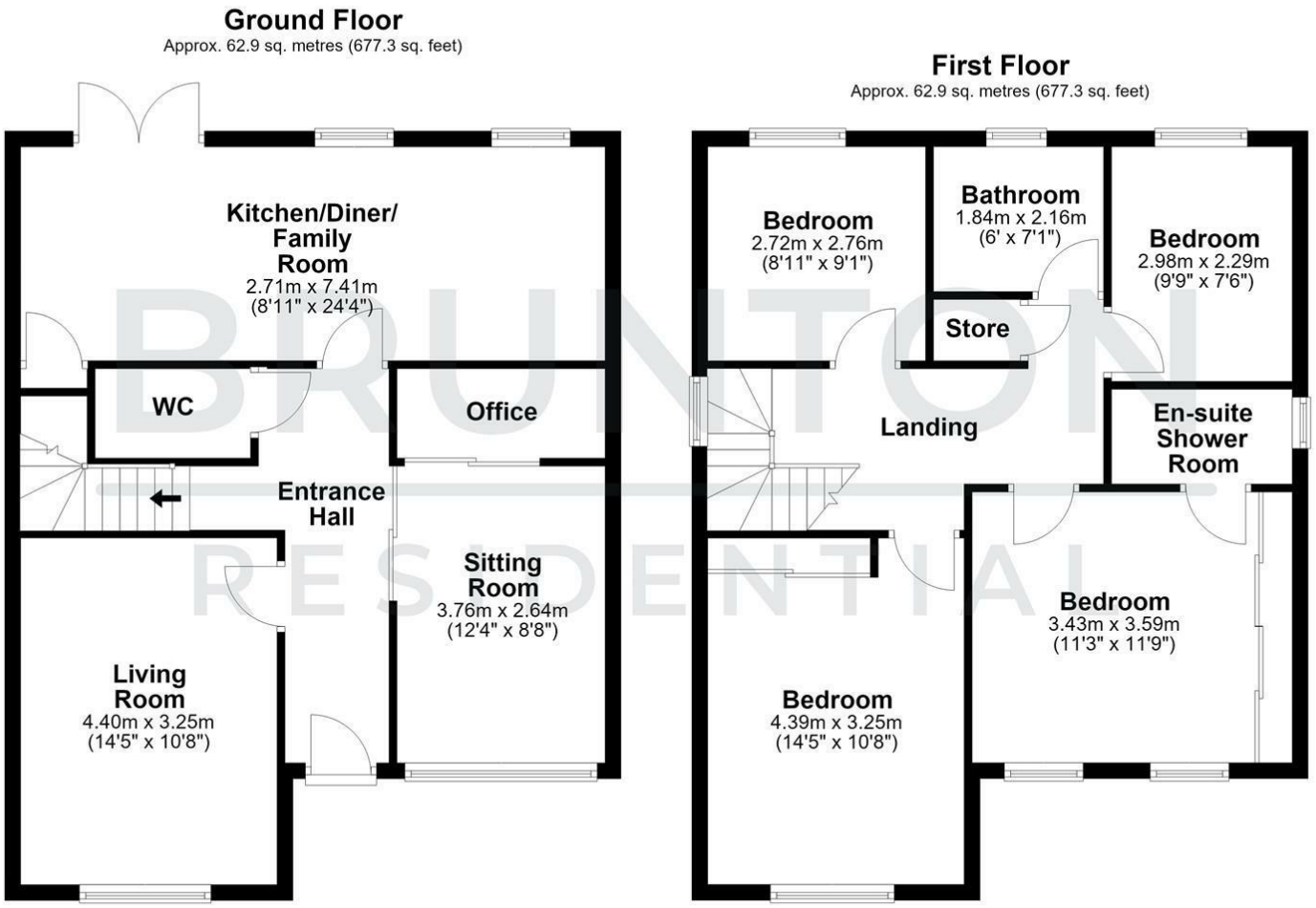
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B




Total area: approx. 125.8 sq. metres (1354.6 sq. feet)

