



Merlay Drive | Dinnington | NE13

**£295,000 Offers Over**

**RMS** | Rook  
Matthews  
Sayer



X



X



X

**SEMI DETACHED**

**OPEN PLAN LIVING**

**FOUR BEDROOMS**

**MODERN FAMILY  
BATHROOM**

**SOUTH FACING GARDEN**

**DRIVEWAY AND GARAGE**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:** This four-bedroom semi-detached house is for sale in a quiet cul-de-sac in Dinnington Green, Newcastle upon Tyne. The property features an open-plan reception room with large windows, providing a combined living and dining space. The kitchen benefits from natural light, a breakfast area, and direct access to both the south-facing garden and the single garage. There is a modern bathroom with a shower over the bath. All four bedrooms are doubles, with the master bedroom including built-in wardrobes. Outside, the home offers a paved driveway to the front, EV charging and an enclosed south-facing garden.

Dinnington offers a range of local amenities including shops, cafés and services in the village and nearby Brunswick and Wideopen. For families, there is access to local primary and secondary schools within the wider area of north Newcastle and the Great Park.

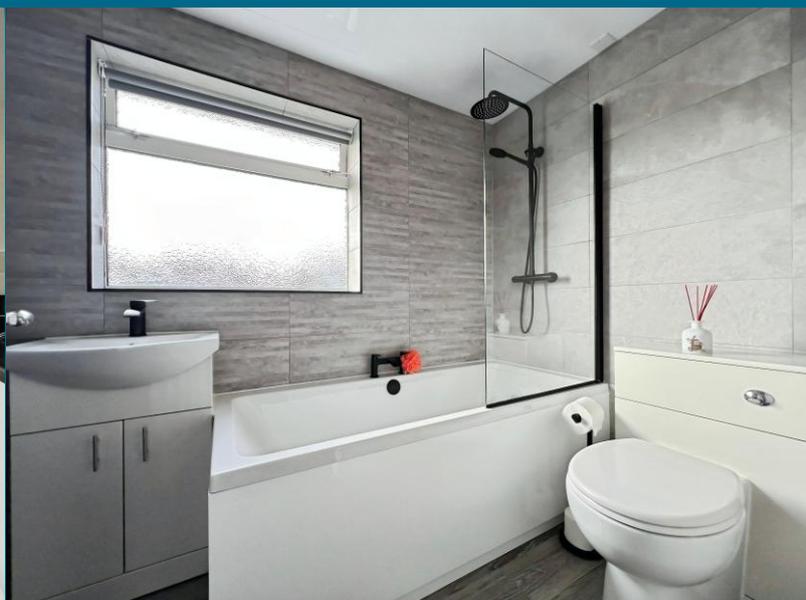
The property is well placed for road links via the A1 and A19, giving access to Newcastle city centre, the coast and wider Tyneside. Newcastle city centre is reachable by car in around 20–25 minutes in typical traffic. The nearest major rail connections are at Newcastle Central Station, with services to Edinburgh, London and other UK cities.

Green spaces are close by, with access to local playing fields and countryside walks around Dinnington, and further recreation at nearby Gosforth Park and the Town Moor. Council tax is band C. This property is likely to appeal to families seeking a four-bedroom home with parking and a garden in a residential setting.

T: 01661 860 228

ponteland@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



Living / Dining Room: 21'06" (max) x 13'10" (max) - 6.55m x 4.22m

Kitchen: 9'05" x 17'05" - 2.87m x 2.87m x 5.31m

Bedroom One: 10'07" (+wardrobes) x 12'05" (max) - 3.22m x 3.78m

Bedroom Two: 9'01" (max) x 16'09" (max) - 2.77m x 5.11m

Bedroom Three: 8'08" x 12'05" (max) - 2.64m x 3.78m

Bedroom Four: 12'01" x 7'02" - 3.68m x 2.18m

Bathroom: 5'05" x 7'09" - 1.65m x 2.36m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

#### 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: C

EPC RATING: TBC

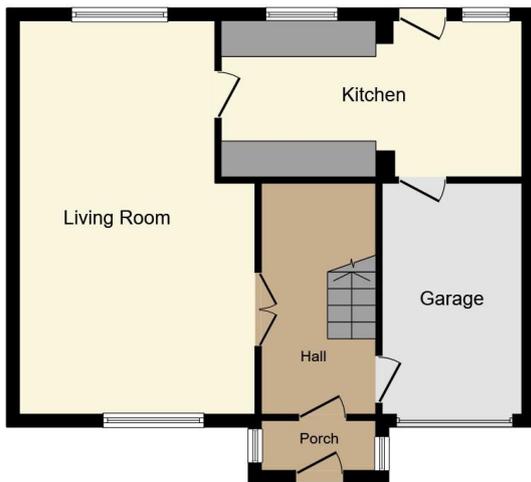
P00007576.SD.SD.09/03/26.V.1



T: 01661 860 228

ponteland@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## FLOORPLAN

EPC RATING: TBC

T: 01661 860 228

[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer