



Merlay Drive | Dinnington | NE13

£395,000

This detached four-bedroom house is offered for sale in Dinnington, Newcastle upon Tyne, set in a quiet cul-de-sac with convenient access to local amenities, schools and public transport links.

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DETACHED FAMILY HOME

SPACIOUS LIVING

TWO RECEPTION ROOMS

OPEN PLAN KITCHEN

FOUR BEDROOMS

TWO BATHROOMS

DRIVEWAY & GARAGE

SOUTH FACING GARDEN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The ground floor features two reception rooms. The main reception room includes a bay window, large windows allowing good natural light, and a fireplace. A sun room to the rear provides direct access to the south-facing garden. The open-plan kitchen includes fitted Shaker units, granite countertops, dining space and natural light, with doors opening to the garden. A useful utility room adjoins the kitchen.

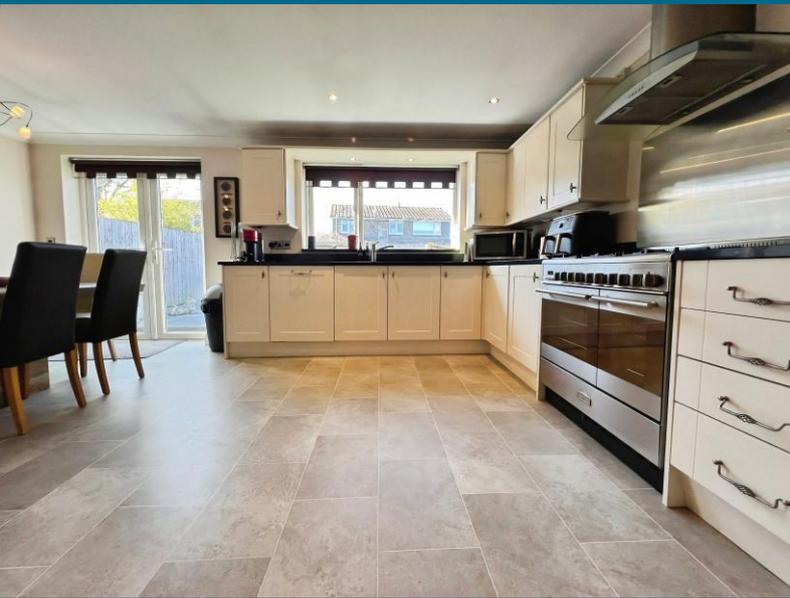
Upstairs, the master double bedroom includes built-in wardrobes. Two further double bedrooms are provided, one with an en-suite bathroom, and there is a single bedroom. The family bathroom offers a shower over bath and a heated towel rail. The property has an EPC rating of C and falls within Council Tax band C. A single garage provides additional storage and parking.

Dinnington offers access to local primary and secondary schools, as well as everyday shops and services in nearby villages such as Wideopen and the wider Newcastle area. Nearby green spaces around the village provide walking routes and recreation. Public transport links include bus services towards Newcastle city centre and surrounding areas. Newcastle city centre and Newcastle International Airport can be reached by car in around 15–20 minutes, offering rail and air connections to regional and national destinations, making the property suitable for families seeking access to both local facilities and wider transport links.

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Living Room: 21'06" (max) x 13'03" (max) - 6.55m x 4.04m

Sun Room: 10'07" x 10'06" - 3.22m x 3.20m

Kitchen: 18'11" (max) x 17'03" (max) - 5.77m x 5.26m

Utility.

Bedroom One: 10'07" (+wardrobes) x 12'07" (max) - 3.22m x 3.84m

Bedroom Two: 8'06" x 12'07" (max) - 2.59m x 3.84m

Bedroom Three: 14'08" x 7'08" - 4.47m x 2.33m

En-suite: 5'08" x 7'06" - 1.73m x 2.29m

Bedroom Four: 6'10" x 8'07" - 2.08m x 2.62m

Bathroom: 5'05" x 8'07" - 1.65m x 2.62m

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: C

P00007584.SD.SD.30/3/26.V.1



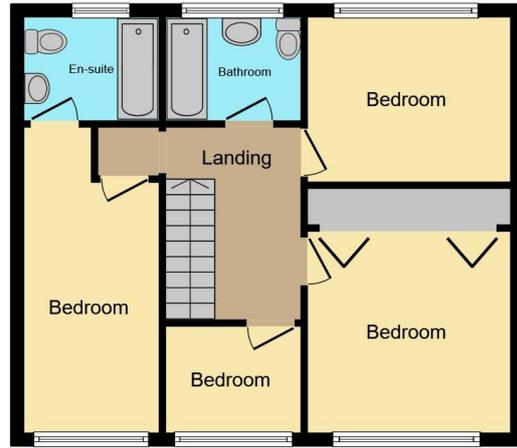
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Ground Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The

The Property