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MERLAY DRIVE, DINNINGTON, NE13

£279,950

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Well-presented semi-detached family home occupying a pleasant position within the popular residential area of Dinnington.

The property offers spacious accommodation including a substantial lounge/dining room, kitchen/breakfast room, utility room, three bedrooms, a modern family bathroom and an integral garage. The home is well presented throughout and offers excellent space for modern family living. Externally, the property benefits from driveway parking, an integral garage and a generous rear garden with both patio and lawned areas.

Dinnington remains a highly desirable village location, offering a range of local amenities, schooling and convenient access to Newcastle, Ponteland, Newcastle International Airport and the wider region.

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The internal accommodation comprises: an entrance porch leading into the main hallway with staircase rising to the first-floor landing. Positioned to the left-hand side is an impressive lounge/dining room spanning the full depth of the property, creating a bright and versatile reception space with ample room for both seating and dining furniture. To the rear of the property is the kitchen, fitted with a range of wall and base units and offering space for informal dining. The kitchen leads through to a useful utility room, which provides access to the rear garden. The property further benefits from an integral garage, offering excellent storage and parking provision.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double room benefiting from fitted wardrobes, whilst the second bedroom also offers comfortable double accommodation. The third bedroom provides flexible space and could equally serve as a nursery, guest room or home office. The family bathroom has been modernised and is fitted with a bath incorporating a shower over, wash hand basin and WC.

Externally, the property benefits from a driveway leading to the integral garage and a generous rear garden incorporating a substantial paved patio and lawned area, providing an excellent space for outdoor dining, entertaining and family enjoyment.



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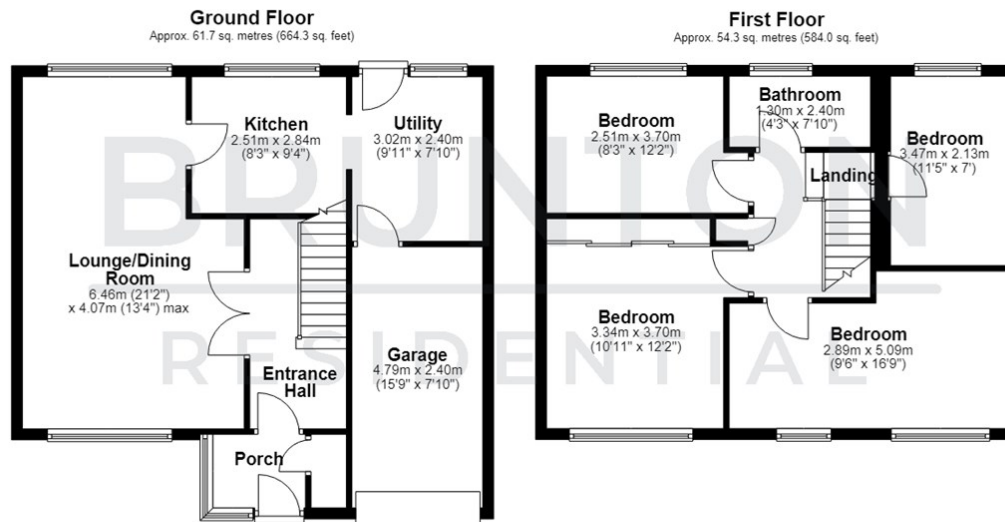
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 116.0 sq. metres (1248.2 sq. feet)

