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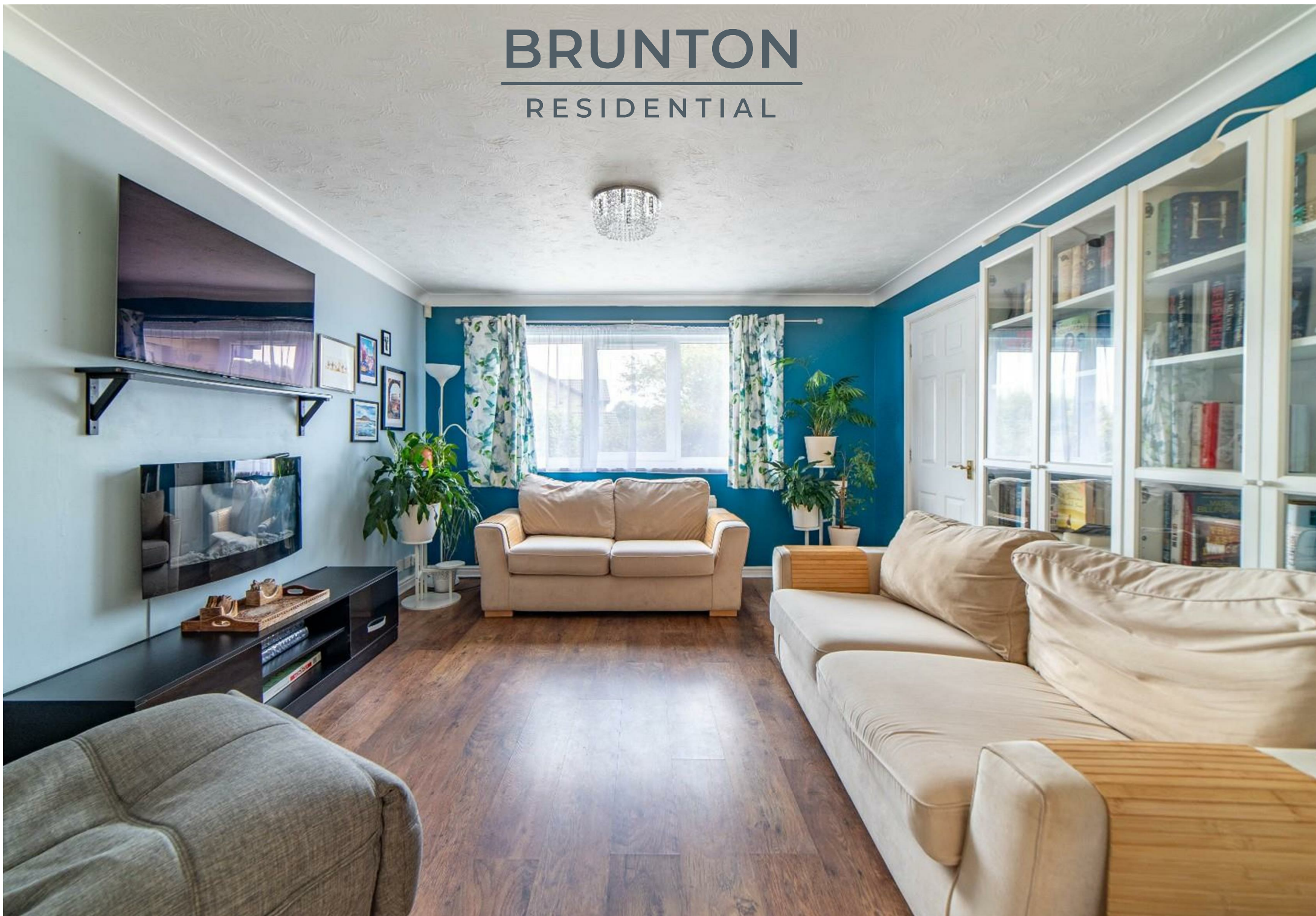


MERLIN COURT, ESH WINNING, DURHAM, DH7

Asking Price £325,000

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Merlin Court is a well-established and desirable development situated in the popular village of Esh Winning, County Durham. The area offers a good range of everyday amenities, with local shops, cafés, pubs and other facilities all within easy reach.

Families are well catered for with a selection of schools nearby, while the surrounding countryside provides plenty of opportunities for walking and outdoor recreation.

For commuters, the development is well placed for access to Durham and the wider region, with good road links connecting to the A1(M) and nearby towns and cities. Durham city centre is also readily accessible, making Merlin Court an attractive choice for those seeking a convenient village setting with excellent connections

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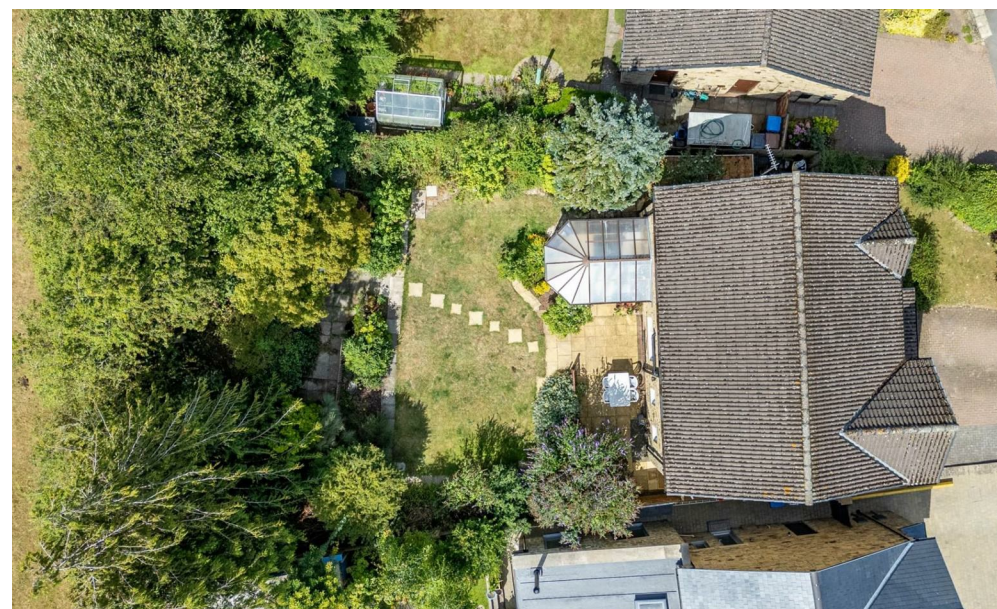
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The internal accommodation comprises: a porch with a convenient WC, leading into the welcoming hallway, where stairs rise to the first floor and useful under-stairs storage. From here, the lounge/diner offers generous proportions, with wood-effect flooring, a large front-facing window, a wall-mounted electric fire and a pleasant outlook. Sliding doors open from the dining area into the conservatory.

The kitchen/breakfast room is fitted with a range of white wall and base units, wood-effect work surfaces, and tiled flooring. A substantial breakfast bar with a timber worktop provides ample seating, while the kitchen also features an integrated oven and hob, sink and drainer beneath a window overlooking the garden, and further fitted storage. The separate utility room provides additional fitted storage and work surfaces, with plumbing for appliances and tiled flooring.

Stairs lead up to the first-floor landing, giving access to four well-proportioned double bedrooms and the shower room. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms provide flexible accommodation for family members, guests, or home working. The family shower room is fitted with a large shower enclosure, WC, and wash basin, with contemporary blue mosaic tiling.

Externally, the property is approached via a block-paved driveway providing ample off-road parking and access to the integral garage. To the rear, the property enjoys an enclosed garden with a paved seating terrace adjoining the conservatory, a generous lawn and established planting. Paved paths lead through the garden, with further seating areas and mature greenery throughout. The rear garden benefits from an open aspect, backing onto fields and providing far-reaching views across the surrounding countryside, while the attractive stone frontage and landscaped planting complement the property.



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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : E

EPC RATING : C

