



 Jan Forster

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Merlay Drive | Dinnington | Newcastle Upon Tyne | NE13 7LT

Price £399,995



 Jan Forster



- Exceptional Detached
- Ideal Family Home
- Corner Plot
- Four Bedrooms
- Two Bathrooms
- Gardens to Three Sides
- Garage & Driveway
- Sought After Location
- Freehold
- Call For More Information



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Occupying a generous corner plot in a highly desirable residential area, this exceptional four-bedroom detached property offers spacious, versatile accommodation ideal for modern family living.

This semi-rural location offers easy access to local amenities, excellent transport links, schools, and attractive countryside, making it ideal for families and commuters. The area also benefits from proximity to the airport.

The property is entered via a welcoming porch with useful built-in storage, leading into a bright and spacious hallway. To the front, the impressive lounge/dining room features a charming bay window, creating a light-filled space perfect for both relaxing and entertaining. A separate family room provides additional flexible living space, ideal as a snug, playroom, or home office. To the rear, the well-appointed breakfasting kitchen incorporates a dedicated dining area and enjoys views over the garden, with French doors opening directly to the rear, seamlessly blending indoor and outdoor living. A practical utility room completes the ground floor accommodation.

The first floor offers four well-proportioned bedrooms, the main with a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with WC. Additional benefits include gas central heating and double glazing.

Set within beautifully kept, landscaped gardens to three sides, the property provides excellent outdoor space for families and entertaining. A garage and driveway offer ample off-road parking.

This outstanding home combines space, comfort, and location, making it a rare opportunity in this sought-after area. Early viewing is highly recommended to fully appreciate the quality and setting on offer. Please call our team on 0191 236 2070 for more information and to arrange a viewing.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band: C



Lounge Dining Room 24'7" x 12'9" (7.51 x 3.90)

Family Room 10'4" x 9'7" (3.16 x 2.94)

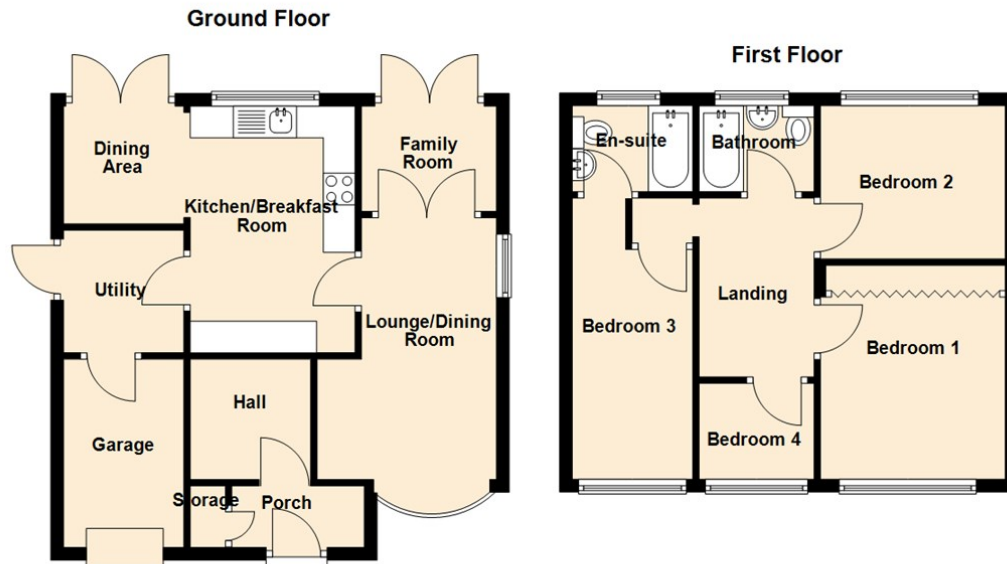
Kitchen Dining Room 18'9" x 17'1" (5.73 x 5.23)

Bedroom One 10'11" x 10'5" (3.35 x 3.20)

Bedroom Two 11'0" x 8'6" (3.36 x 2.61)

Bedroom Three 11'6" x 7'6" (3.52 x 2.29)

Bedroom Four 8'6" x 6'8" (2.61 x 2.04)



The difference between house and home

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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | 72 | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Contact Us: 0191 236 2070



www.janforsterestates.com

