



Merlin Court, Esh Winning, DH7 9JT
4 Bed - House - Detached
Offers In The Region Of £365,000

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Merlin Court Esh Winning, DH7 9JT

Absolutely Stunning Detached Home ** Rarely Available ** Extended Spacious Floor Plan ** Pleasant Village Location ** Large Gardens & Ample Parking ** Detached Garage ** Private & Sunny Rear Aspect ** Oak Flooring, Doors & Staircase ** Stunning Fitting Breakfasting Kitchen ** Master En-Suite Shower Room ** Semi Rural Setting ** Viewing Is A Must **

The floor plan briefly comprises: entrance lobby, inviting hallway with turned staircase to the first floor, cloak/wc, comfortable living room, snug/garden room with french doors to the rear garden, gym/reception room with bi-fold doors opening to the rear decked patio area, fitted kitchen breakfast room with quality units, granite worktops, integral microwave oven with warming draw, oven, induction touch control hob, dishwasher and there is also a useful utility room, fitted with matching units and worktops. The first floor has four good sized bedrooms, master en-suite shower room and sumptuous family bathroom with separate shower cubicle. Outside the property occupies a lovely head of cul-de-sac position, with spacious driveway, double detached garage which has power & light and remote roller door. There are side and large rear gardens, with the rear enjoying a sunny aspect, high degree of privacy, pleasant outlook, lawned and decked patio areas.

Merlin Court is a small cul-de-sac of detached houses located on the outskirts of Esh Winning where there are a range of local everyday shops and amenities available, with more comprehensive shopping and recreational facilities and amenities within Durham City Centre which lies approximately 6 miles distant. Esh Winning is also well located for access to the A(167) Highway which provides good road links to both North and South.











Entrance Lobby

Inviting Hallway

Living Room

22'04 x 12'0 (6.81m x 3.66m)

Gym / Reception

24'01 x 15'03 (7.34m x 4.65m)

Snug / Garden Room

11'02 x 9'10 (3.40m x 3.00m)

Open Plan Breakfasting Kitchen & Dining Room

25'02 x 11'05 (7.67m x 3.48m)

Utility Room

10'04 x 8'11 (3.15m x 2.72m)

Double Garage

18'01 x 18'02 (5.51m x 5.54m)

First Floor

Master Bedroom

15'01 x 11'05 (4.60m x 3.48m)

En-Suite

11'01 x 5'04 (3.38m x 1.63m)

Bedroom

12'02 x 11'10 (3.71m x 3.61m)

Bedroom

14'0 x 10'0 (4.27m x 3.05m)

Bedroom

11'10 x 9'11 (3.61m x 3.02m)

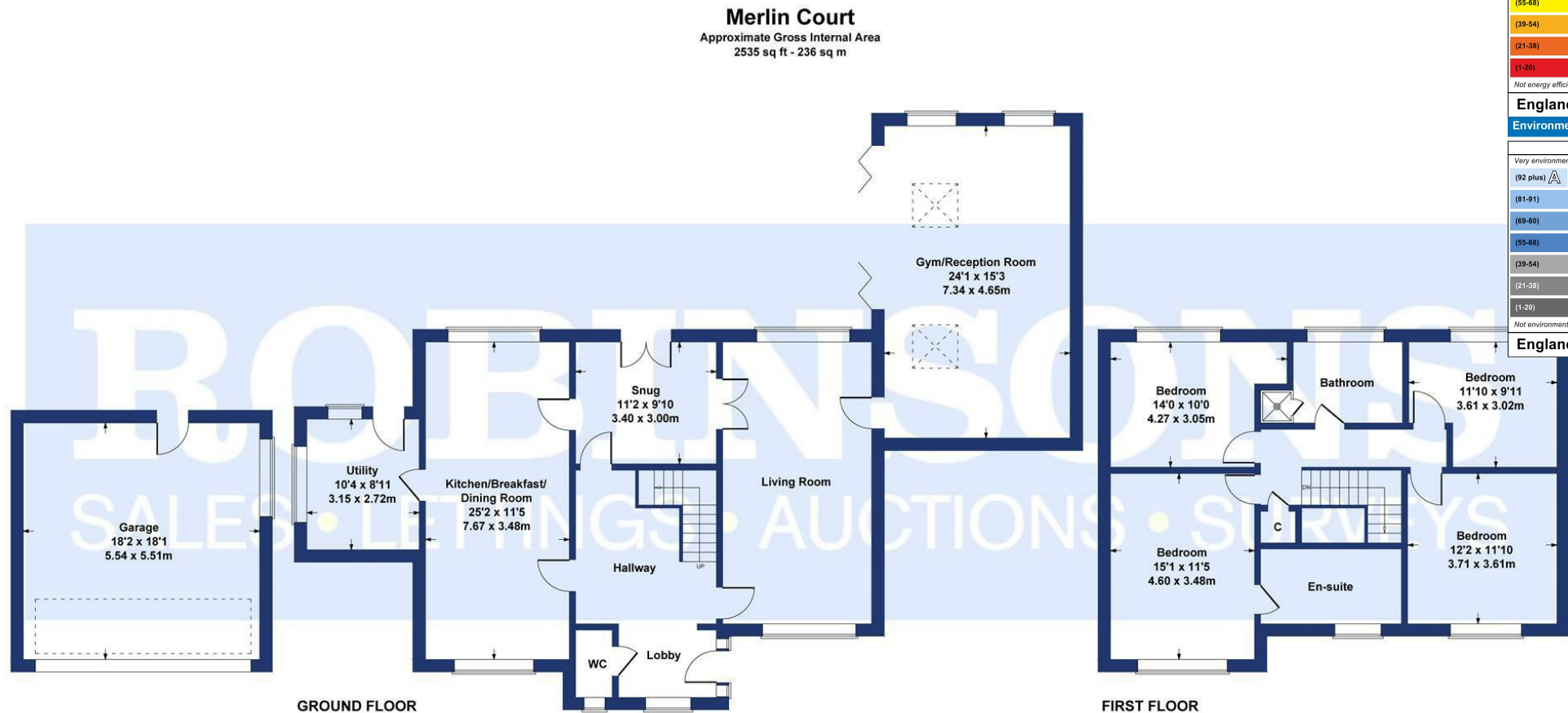
Family Bathroom/WC

8'08 x 6'05 (2.64m x 1.96m)

Tenure - Freehold

Council Tax Band E - Approx. £2531 PA





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	81
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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