



Dickens Wynd, Merryoaks, DH1 3QR
4 Bed - House - Detached
Offers In The Region Of £480,000

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Dickens Wynd Merryoaks, DH1 3QR

* EXCELLENT POSITION * SOUGHT-AFTER RESIDENTIAL ESTATE * DETACHED DOUBLE GARAGE AND OFF-STREET PARKING * LARGE CONSERVATORY * MODERN BATHROOMS * ATTRACTIVE KITCHEN * DOWNSTAIRS WC AND UTILITY * VERSATILE RECEPTION ROOMS * MUST BE VIEWED *

Occupying an excellent position on a traditionally sought-after residential estate, this spacious family home offers flexible accommodation, generous gardens and superb access to Durham City and surrounding transport links. With detached double garage, off-street parking and multiple reception areas, the property is ideal for modern family living and home working.

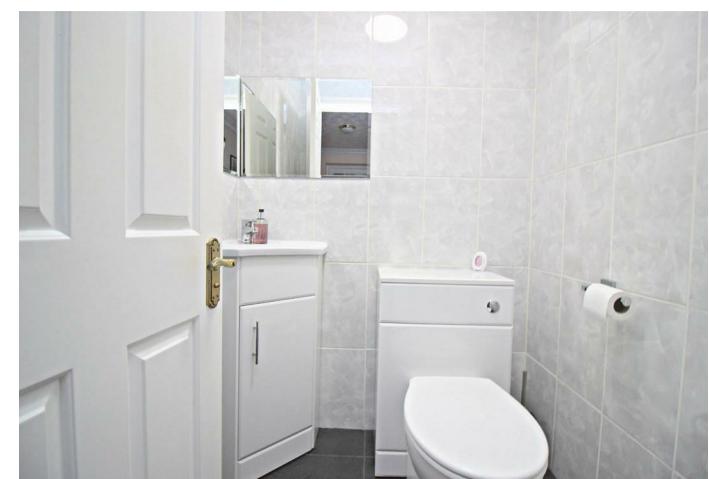
The floorplan comprises an entrance porch, hallway, large inviting lounge, spacious conservatory, attractive fitted kitchen, utility room and a versatile additional reception room which could be used as a dining room, study or playroom, along with a downstairs WC.

To the first floor there are four bedrooms, with the main bedroom benefiting from an en suite and dressing area, together with a family bathroom.

Externally, the property enjoys gardens to both the front and rear, with the rear being of a good size and enclosed by walling, providing privacy and excellent outdoor space. A detached double garage and driveway provide ample parking.

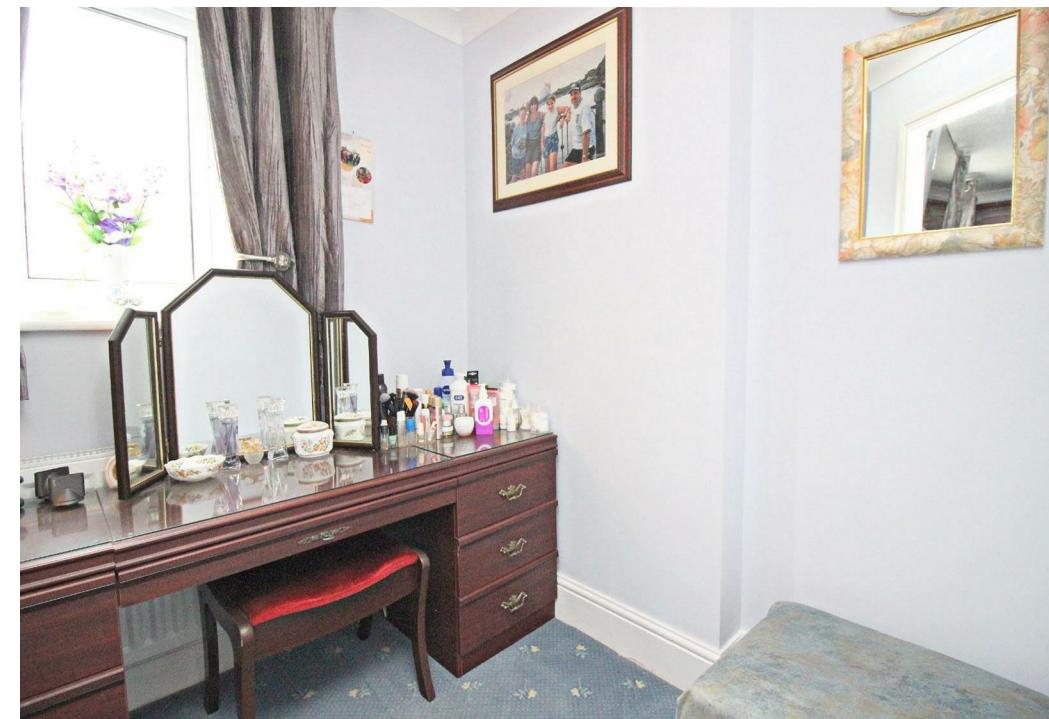
The estate is well known for its popularity with families due to its proximity to Durham City Centre, excellent transport links, and access to highly regarded primary and secondary schools. Local amenities, countryside walks and commuter routes are all within easy reach, making this a particularly desirable location for those seeking space, convenience and long-term family living.

Early viewing is strongly advised to fully appreciate the position and versatility of this home.

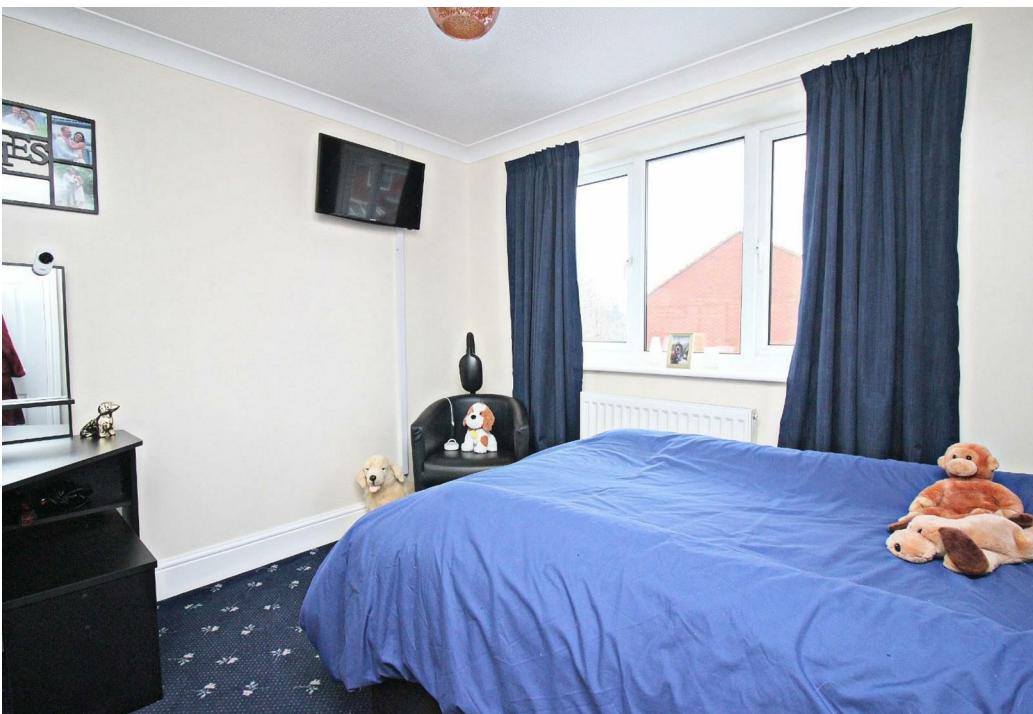












GROUND FLOOR

Porch

Hallway

Downstairs WC
4'11" x 4'9" (1.52 x 1.46)

Lounge
19'10" x 12'4" (6.07 x 3.76)

Conservatory
14'11" x 13'0" (4.57 x 3.97)

Kitchen
12'9" x 8'7" (3.90 x 2.63)

Utility Room
8'7" x 6'2" (2.63 x 1.88)

Dining Area
10'11" x 10'5" (3.33 x 3.20)

Study Area
10'5" x 8'2" (3.20 x 2.51)

FIRST FLOOR

Landing

Bedroom 1
13'10" x 10'7" (4.23 x 3.25)

Dressing Room
7'6" x 6'3" (2.29 x 1.93)

En-Suite
8'11" x 4'9" (2.74 x 1.47)

Bedroom 2
12'4" x 10'9" (3.76 x 3.30)

Bedroom 3
10'11" x 8'11" (3.33 x 2.72)

Bedroom 4
8'11" x 7'8" (2.72 x 2.35)

Bathroom
7'3" x 5'2" (2.21 x 1.60)

AGENT'S NOTES

Council Tax: Durham County Council, Band F - Approx. £3,685 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

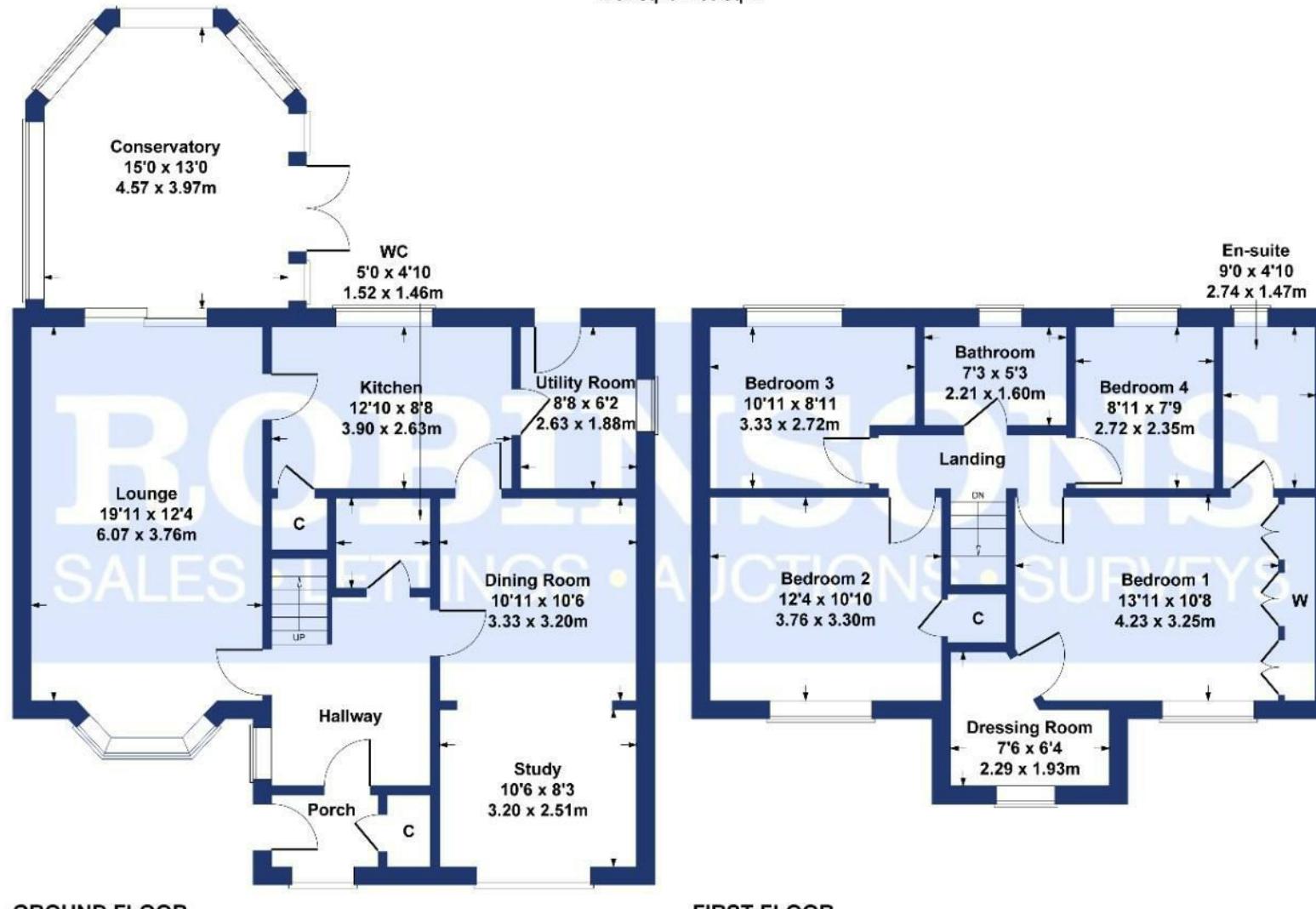
Accessibility/Adaptations – yes

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.



Dickens Wynd

Approximate Gross Internal Area
1701 sq ft - 158 sq m



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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		68	79
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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