



Muirfield, DH1 3WD
4 Bed - House - Detached
O.I.R.O £460,000

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Muirfield , DH1 3WD

Superb Family Detached Home ** Highly Regarded Location ** Sunny Rear Aspect ** Extended Floor Plan ** Easy Access to Durham, Good Schooling & Major Road Links ** Early Viewing Advised **

As you step into the ground floor, you're welcomed by a well-planned layout featuring a convenient W.C., a sophisticated formal living room, a practical utility room, and a spacious kitchen/diner that opens seamlessly into a bright and airy sunroom extension. The kitchen is beautifully appointed with a stylish range of wall and base units, complemented by a selection of integrated appliances.

Upstairs, the first floor hosts four generously proportioned bedrooms, including a master with its own en-suite shower room and W.C. The main bathroom is tastefully finished with a sleek white suite.

Outside, the rear garden enjoys a sunny aspect and boasts a beautifully paved seating area—ideal for outdoor entertaining. The property is pleasantly situated, with ample parking provided by a long driveway and a detached garage.

This newly constructed estate boasts an unparalleled location, just 2 miles to the South of Durham City. The city itself is renowned for its breath-taking world heritage castle and cathedral complex, charming cobbled streets, and a plethora of restaurants, hotels, and shopping opportunities. The meandering River Wear adds to the city's charm, offering delightful walking routes, and the surrounding area is blessed with abundant green spaces and parks. For those seeking a cosy local spot, the nearby pub, The Duke of Wellington, provides a welcoming atmosphere. Families will find the house ideally situated within the catchment area for two reputable schools, Johnston and St. Leonards. Additionally, the property is within walking distance of the private schools, Durham School and Durham High School for Girls, both known for their excellent educational standards. This combination of a prime location and access to quality education makes this property truly exceptional.













GROUND FLOOR

Hallway

WC

Living Room

16'1 x 10'10 (4.90m x 3.30m)

Kitchen Diner

19'4 x 14'5 (5.89m x 4.39m)

Sun Room

11'06 x 10'03 (3.51m x 3.12m)

Garage

20'8 x 10'6 (6.30m x 3.20m)

FIRST FLOOR

Bedroom

13'5 x 10'6 (4.09m x 3.20m)

En-Suite

6'11 x 5'3 (2.11m x 1.60m)

Bedroom

10'10 x 10'10 (3.30m x 3.30m)

Bedroom

10'6 x 8'2 (3.20m x 2.49m)

Bedroom

10'6 x 7'3 (3.20m x 2.21m)

Bathroom/WC

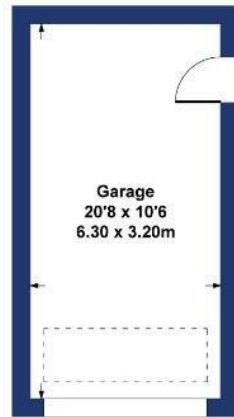
6'11 x 5'3 (2.11m x 1.60m)



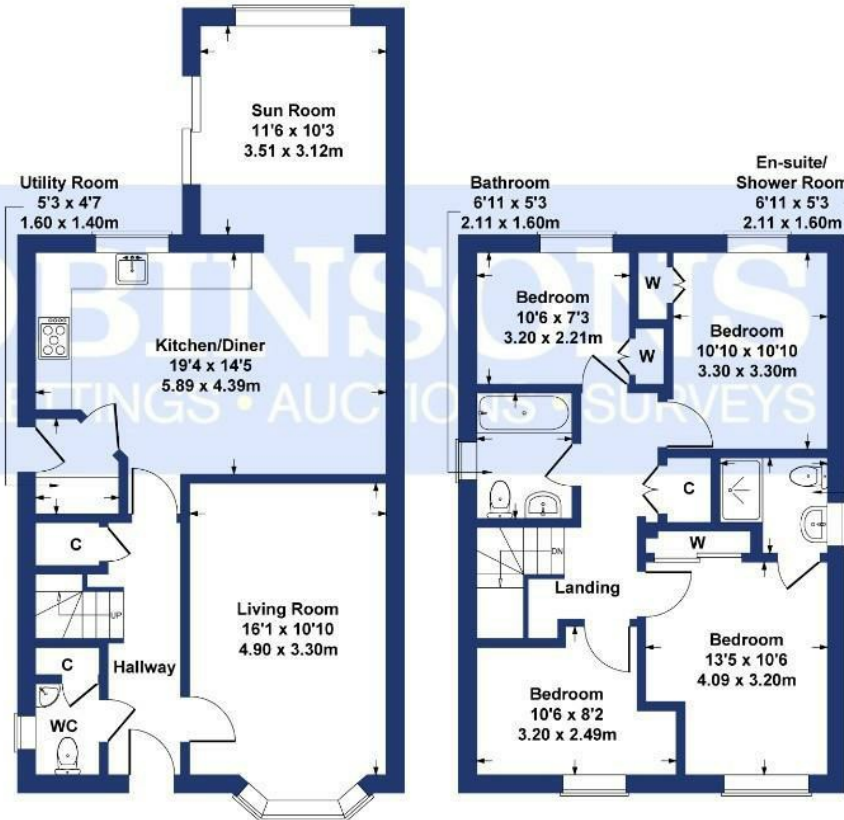


Muirfield

Approximate Gross Internal Area
1467 sq ft - 136 sq m



GARAGE



GROUND FLOOR

FIRST FLOOR

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. 2025

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		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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

