

# KAN MOVE

## Estate Agents

5 bed Detached House for sale - £550,000

North Close, KIRK MERRINGTON - Spennymoor



Council Tax Band: F

EPC Rating: E

KAN MOVE ARE LOVING THIS INDIVIDUAL FIVE BEDROOM DETACHED FAMILY HOME. STANDALE situated in NORTH CLOSE, Kirk Merrington, with a Primary School which offers an amazing OUTSTANDING Ofsted report. With easy access commuting to the A1, A19 and a short drive to DURHAM CITY. A double entrance driveway leads you into this stunning Detached Residence, From the entrance hallway with oak staircase and flooring into an Inviting Kitchen/Breakfast, large larder/utility room, ground floor W/C, Single Garage with separate workshop to the rear, Light and airy lounge/diner, Second Reception room is currently used by the current owners as a spacious play room, To the first floor landing a balcony over looking the rear garden, well appointed family bathroom, Bedroom four with en-suite. Externally is an extensive rear mature garden with patio area. The property benefits from a gas fired central heating system and is fully Double glazed. VIEWING

BY APPOINTMENT ONLY

**5 Beds**  
**2 Bathrooms**



SCAN FOR DETAILS

- INDIVIDUAL FIVE BEDROOM DETACHED RESIDENTIAL HOUSE
- FIRST FLOOR BALCONY WITH REAR GARDEN VIEWS
- LIGHT AND AIRY LOUNGE/DINER
- SUPERB KITCHEN/BREAKFAST
- LARGE REAR MATURE GARDEN
- SINGLE GARAGE WITH WORKSHOP TO REAR

### Entrance Hallway

Composite entrance door with stained glass panel windows, oak staircase and flooring. Column radiator. Door into Lounge/Diner and Play Room (Reception room Two)



### Kitchen/Diner 18' 0" x 14' 0" (5.48m x 4.26m)

Two UPVC Double glazed windows to rear, double ceramic Belfast sink with mixer tap, matching wall, base units and drawers with granite worktop surface and splashbacks, integrated dishwasher, electric point for range cooker, extractor hood, wall mounted column radiator, tiled flooring, ornate beams to ceiling. Door into the utility



### Larder/Utility room

Composite rear door out to the garden, UPVC Double glazed window to rear, space for fridge/freezer, tiled flooring, plumbing for washing machine and space for a tumble drier, Door to garage

### Ground Floor W/C

Low level W/C, wall mounted column radiator.

### Lounge/Diner 28' 0" x 12' 0" (8.53m x 3.65m) into Bay

UPVC Double glazed bay window to front with fitted shutter blinds, UPVC Double glazed window to the side, UPVC French doors out to garden, feature fire surround and hearth with open fire, wall mounted column radiator, door to the kitchen and hallway.



### Reception Room 15' 0" x 12' 0" (4.57m x 3.65m) into bay

UPVC Double glazed bay window to front with fitted shutter blinds, wall mounted feature gas fire. (This spacious room is currently used by the owners as a play room)

### First Floor Landing

UPVC double glazed french doors with balcony over looking the rear garden, storage cupboard

### Bedroom One 12' 0" into alcove x 13' 0" (3.65m x 3.96m) plus fitted wardrobes

UPVC Double glazed window to front, Fitted robes to one wall.

### Bedroom Two 10' 0" x 12' 0" (3.05m x 3.65m)

UPVC Double glazed window to front and side.

### Bedroom Three 14' 0" x 9' 0" (4.26m x 2.74m)

UPVC Double glazed window to rear.

### Bedroom Four 12' 0" x 8' 0" (3.65m x 2.44m)

UPVC Double glazed window to rear.

### En-suite

Corner Shower unit with shower off the mains, low level W/C, pedestal wash hand basin, fully tiled walls.



### Bedroom Five 11' 0" x 11' 0" (3.35m x 3.35m)

UPVC Double glazed window to front.

### Family Bathroom

De-shaped bath with shower over off the mains and a shower screen, wall



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	43   E	
21-38	F		
1-20	G		

