

Beckwith Close, Spennymoor, DL16 7HE
4 Bed - House - Detached
Offers In Excess Of £209,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this SPACIOUS and WELL PRESENTED FOUR BEDROOMED DETACHED HOUSE, situated on this modern and popular residential development in Kirk Merrington, the property in our opinion would make an ideal home for the family and viewing is highly recommended to avoid disappointment. Beckwith Close lies within easy access to local amenities, leisure facilities and transport facilities and is within the area of local schooling. The property is heated via GAS CENTRAL HEATING and is fitted with UPVC DOUBLE GLAZING THROUGHOUT, we feel the property stands on a good site with ample off road parking which leads to the SINGLE GARAGE, while to the rear there is a garden which would be fantastic for entertaining in the summer months and is not directly overlooked.

In brief the accommodation comprises of; ENTRANCE HALLWAY, LOUNGE with archway to DINING ROOM, MODERN FITTED KITCHEN with USEFUL UTILITY ROOM, CLOAK ROOM/WC. To the first floor there are FOUR GOOD SIZED BEDROOMS, master bedroom benefiting from EN-SUITE FACILITIES and a FAMILY BATHROOM/WC. Externally to the front elevation is a easy to maintain garden and driveway which leads to a single garage, while to the rear there is a garden, pleasant patio and decked area.

EPC Rating C
Council Tax Band D

Hallway

Wood effect flooring, radiator, stairs to the first floor.

Lounge

14'5 x 12'2 max points (4.39m x 3.71m max points)
Wood effect flooring, storage cupboard, uPVC window, radiator.

Dining Room

11'2 x 8'0 (3.40m x 2.44m)
Wood effect flooring, radiator, French doors leading to the rear garden.

Kitchen

11'1 x 10'7 (3.38m x 3.23m)
White wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer and small dining room table, uPVC window, tiled splashbacks, radiator.

Utility

7'2 x 5'0 (2.18m x 1.52m)
Plumbed for washing machine, space for dryer, radiator, uPVC window, airing cupboard, extractor fan, access to the rear.

W/C

W/C, wash hand basin, radiator, uPVC window.

Landing

Loft access, storage cupboard.

Bedroom One

11'6 x 11'7 (3.51m x 3.53m)
UPVC window, radiator.

En-suite

Shower cubicle, wash hand basin, w/c, radiator, uPVC window, extractor fan, tiled splashbacks.

Bedroom Two

13'4 x 8'7 max points (4.06m x 2.62m max points)
UPVC window, radiator.

Bedroom Three

10'4 x 10'0 max points (3.15m x 3.05m max points)
UPVC window, radiator, fitted wardrobes, storage cupboard.

Bedroom Four

9'5 x 9'0 (2.87m x 2.74m)
UPVC window, radiator, fitted wardrobes.

Bathroom

7'4 x 6'2 max points (2.24m x 1.88m max points)
White panelled bath with shower attachment, wash hand basin, tiled surround, w/c, radiator, uPVC window, extractor fan.

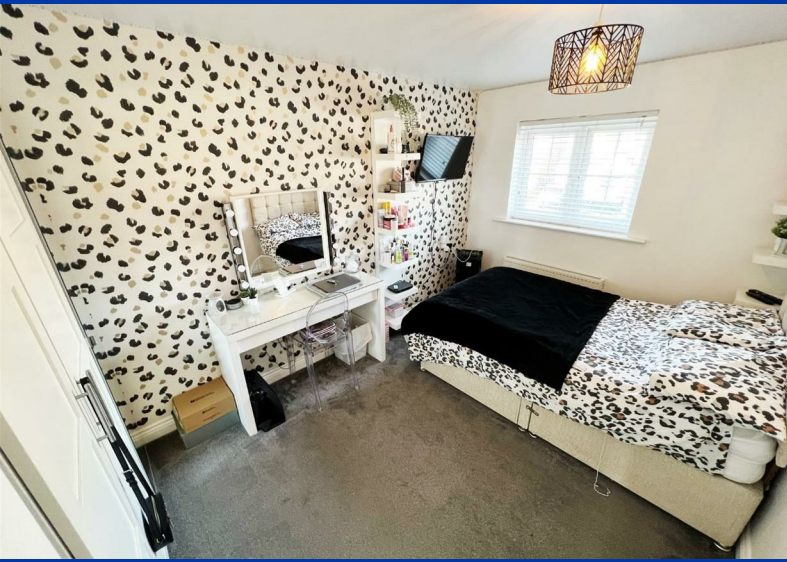
Externally

To the front elevation, the property benefits from an easy to maintain garden, driveway and garage. To the rear, there is a pleasant garden, patio and decked area.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultrafast 9000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx. £2,324.32 p.a
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

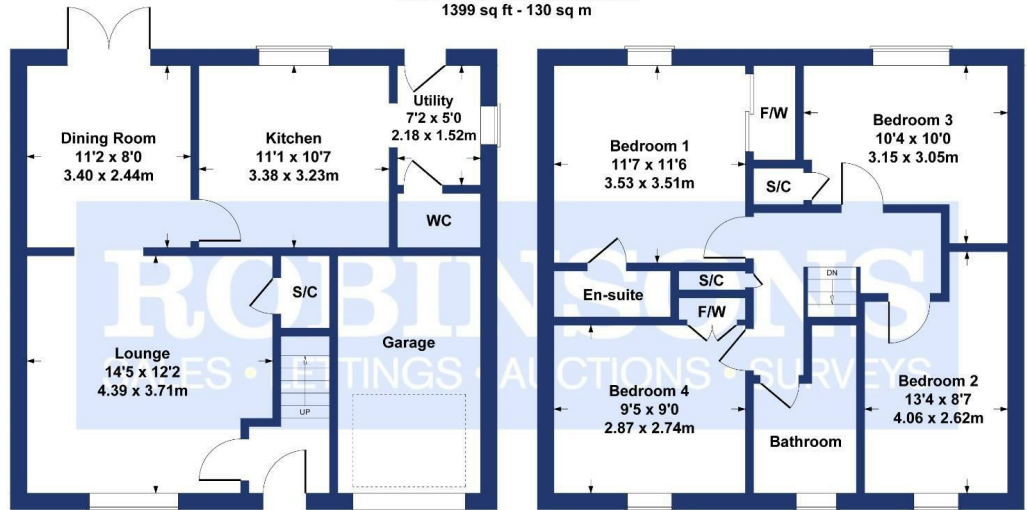
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beckwith Close

Approximate Gross Internal Area
1399 sq ft - 130 sq m



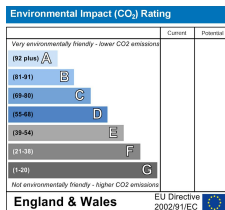
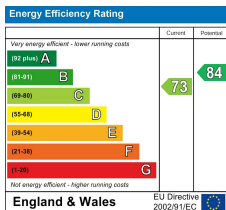
GROUND FLOOR

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. 2023



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk