



Beckwith Close, Kirk Merrington, DL16 7HE
4 Bed - House - Detached
£235,000

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***** STUNNING VIEWS*****

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 the added bonus of having a large rear garden which has stunning countryside views and would be fantastic for entertaining in the summer months and is not directly overlooked.

In brief the accommodation comprises of; ENTRANCE HALLWAY, spacious LOUNGE, OPEN PLAN MODERN FITTED KITCHEN / DINING ROOM, 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, driveway which leads to a single garage, while to the rear there is a good sized enclosed garden which is overlooking open fields.

EPC Rating C
Council Tax Band D

Hallway

Radiator, stairs to the first floor.

Lounge

13'3 x 13'3 (4.04m x 4.04m)

Quality flooring, radiator, uPVC bay window.

Kitchen/Diner

20'0 x 9'1 (6.10m x 2.77m)

Modern wall and base units, integrated oven, hob, extractor fan, microwave, ladder units, stylish sink with mixer tap and drainer, space for dining room table, feature radiator, uPVC window, French doors leading to the rear, spotlights, lovely outlook.

Utility Area

5'2 x 5'1 (1.57m x 1.55m)

Plumbed for washing machine, space for dryer.

W/C

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

Landing

Quality flooring, loft access.

Bedroom One

13'3 x 11'1 max points (4.04m x 3.38m max points)

Quality flooring, radiator, airing cupboard.

En-suite

Walk in shower, tiled splashbacks and flooring, radiator, wash hand basin, uPVC window, spotlights.

Bedroom Two

13'9 x 8'6 max points (4.19m x 2.59m max points)

UPVC window, radiator, quality flooring.

Bedroom Three

11'5 x 9'3 max points (3.48m x 2.82m max points)

UPVC window with stunning views, radiator, quality flooring.

Bedroom Four

8'7 x 8'6 max points (2.62m x 2.59m max points)

UPVC window, stunning views, quality flooring, radiator.

Bathroom

6'8 x 6'1 (2.03m x 1.85m)

White panelled bath, wash hand basin, w/c, uPVC window, tiled splashbacks, extractor fan, hand towel radiator.

Externally

To the front elevation, there is a double driveway which leads to a garage. While to the rear, there is a good sized garden and stylish patio which enjoys a stunning view.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

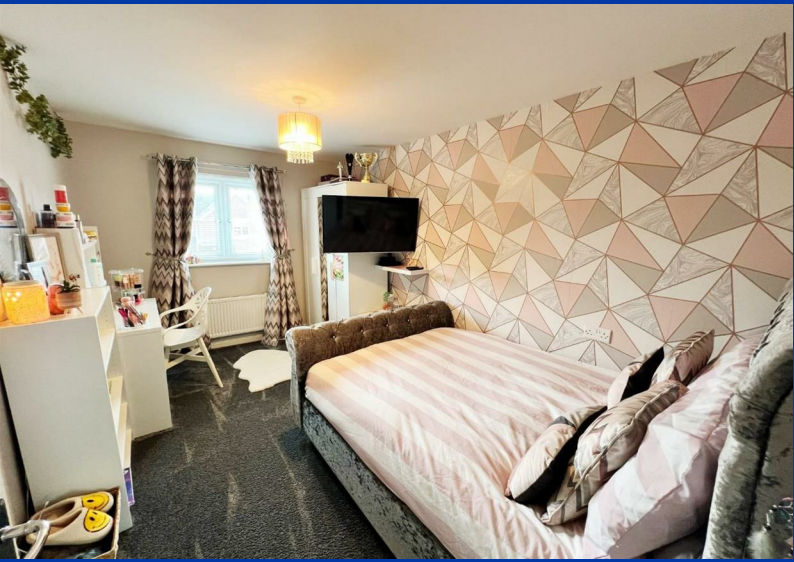
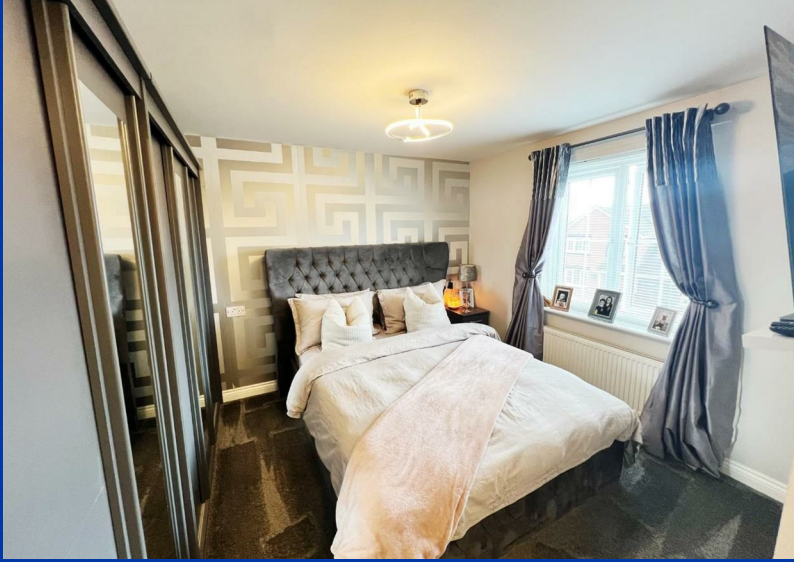
Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx.

£2,441.82 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.



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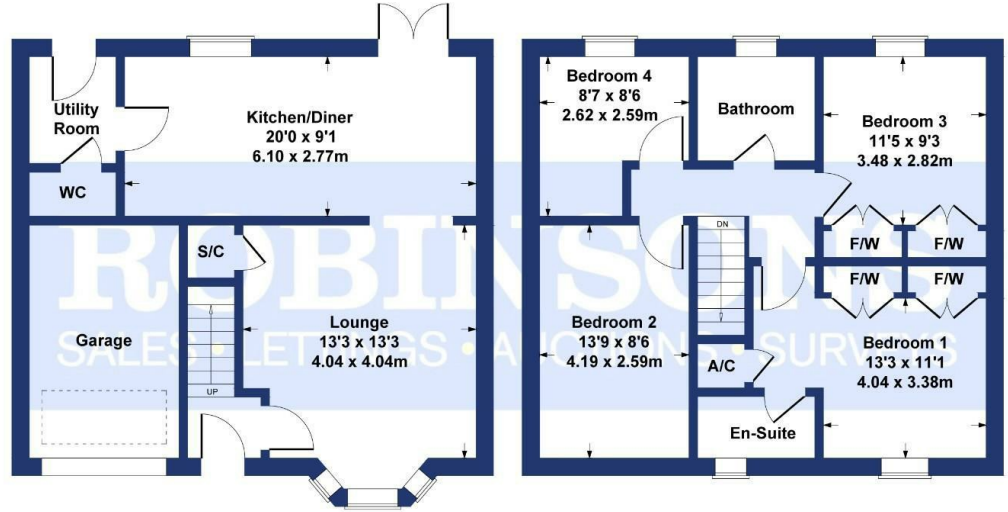
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beckwith Close

Approximate Gross Internal Area
1169 sq ft - 109 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-74	E		
55-68	F		
45-54	G		
Not energy efficient - higher running costs			
England & Wales		77	89

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
41-38	F		
11-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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