



North Close, Kirk Merrington, DL16 7HH
5 Bed - House - Detached
£550,000

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North Close

Kirk Merrington, DL16 7HH

*****RARE TO THE MARKET*** EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT*****

Robinsons are privileged to offer to the market, this fantastic and one of a kind five bedroom detached family home, which is located within this sought after village of North Close, which is situated on the outskirts of Kirk Merrington which is home to the fabulous and outstanding rated Kirk Merrington primary school. The property is approximately two miles from Spennymoor town centre with local amenities and schools also close by. This beautiful family home is also well placed for commuting purposes being within easy reach of the A19 and A1 which is ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and other parts of the region. This truly stunning property as an endless amount of benefits and some of its key features are; stunning kitchen, beautiful open plan lounge/diner, beautiful gardens, five good sized bedrooms. Family homes of this size and quality rarely come to the market and giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance hallway, spacious dual aspect open plan lounge/diner, stylish kitchen with integrated appliances, useful utility room, play room, ground floor W/C and a fantastic store room, to the first floor is a light and large landing which gives access to a lovely balcony and five good sized bedrooms, one of which has the added bonus of ensuite facilities, the well presented family bathroom completes the first floor. Externally to the front elevation, there is a good sized garden and large driveway which gives access to a larger than average garage, while to the rear there is the most beautiful and large garden/patio area. Again giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating E
Council Tax Band F











Hallway

UPVC window, stylish flooring, stairs to the first floor, feature radiator.

Lounge/Diner

14'0 x 12'0 + bay (4.27m x 3.66m + bay)

Stunning flooring, uPVC window, French doors overlooking the rear garden, uPVC bay window with shutter blinds, feature radiator, space for dining room table, open fire and surround.

Kitchen

17'7 x 13'4 (5.36m x 4.06m)

Quality wall and base units, integrated extractor fan, dishwasher, Belfast sink with mixer tap, space for range oven, uPVC windows, tiled flooring, granite worktops with matching splashbacks, space for dining room table.

Utility Room

13'7 x 8'2 (4.14m x 2.49m)

Space for American fridge freezer, plumbed for washing machine, radiator, uPVC windows, wall units, space for dryer, tiled flooring.

W/C

W/C, feature radiator, tiled flooring.

Store Room

16'0 x 10'8 (4.88m x 3.25m)

Power and lighting.

Playroom

14'7 x 12'0 max points (4.45m x 3.66m max points)

Stylish flooring, gas fire, uPVC bay window with shutter blinds, radiator.

Landing

Large storage cupboard, French doors leading to the beautiful balcony, feature radiator.

Bedroom One

13'3 x 12'0 (4.04m x 3.66m)

Fitted wardrobes, radiator, uPVC windows.

Bedroom Two

13'7 x 12'2 max points (4.14m x 3.71m max points)

UPVC window, radiator.

En-suite

Shower cubicle, wash hand basin, w/c, tiled splashbacks.

Bedroom Three

12'0 x 10'0 max points (3.66m x 3.05m max points)

UPVC window, radiator.

Bedroom Four

13'3 x 10'1 max points (4.04m x 3.07m max points)

UPVC window, radiator.

Bedroom Five

12'2 x 7'8 (3.71m x 2.34m)

UPVC window, radiator.

Bathroom

11'9 x 4'7 (3.58m x 1.40m)

White panelled bath with shower over, his and hers wash hand basin, w/c, tiled surround, radiator, spotlights, extractor fan.

Externally

To the front elevation is an easy to maintain garden and ample parking which leads to a garage. While to the rear, there is a beautiful private and large garden which also has the added bonus of a patio area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

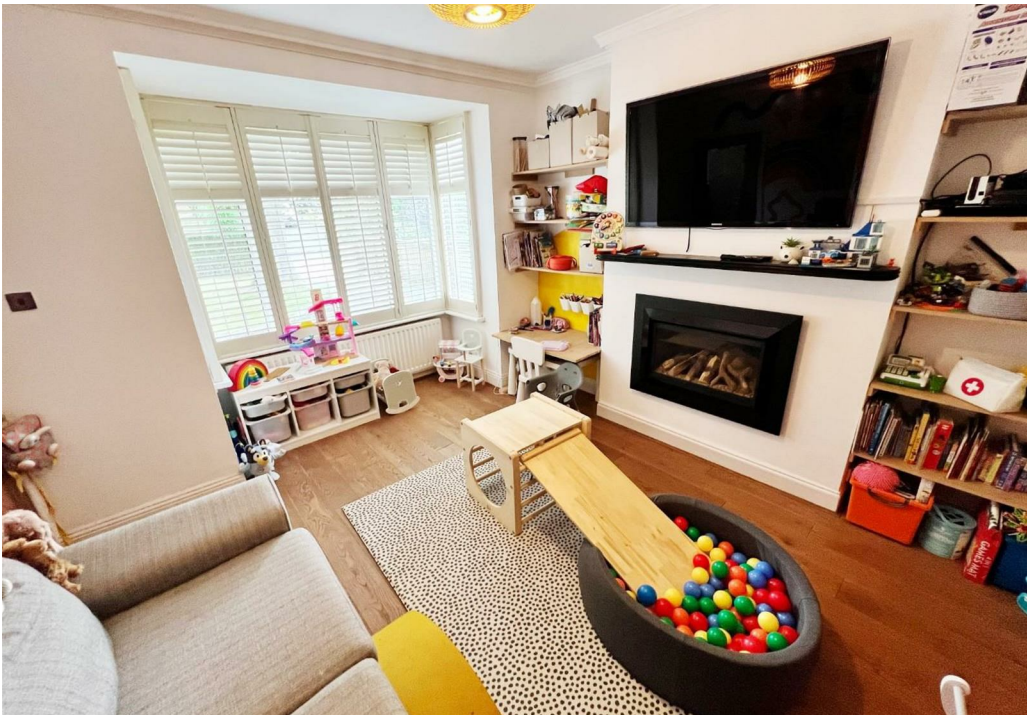
Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3,527.07 p.a

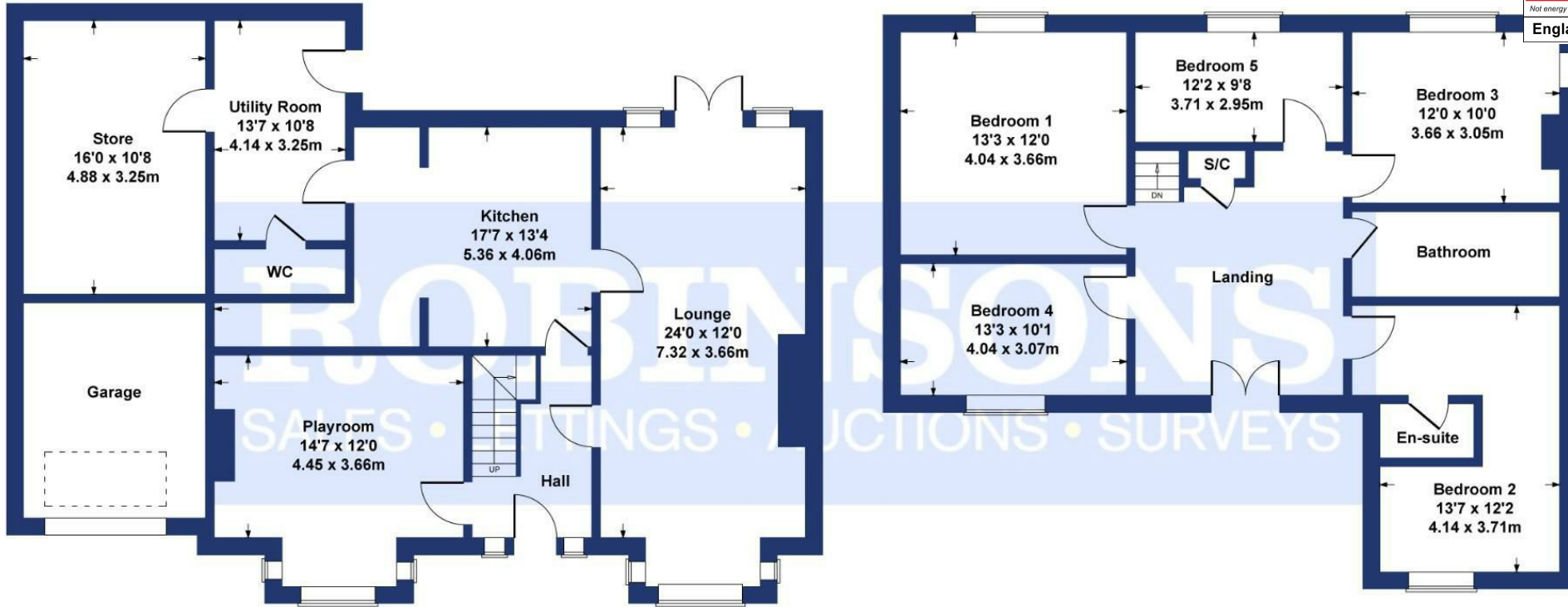
Energy Rating: E



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E		43	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

North Close
Approximate Gross Internal Area
2169 sq ft - 201 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. 2024

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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