

**Kirkstone Court, Kirk Merrington, DL16 7XJ**  
**4 Bed - House - Detached**  
**£289,950**

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Robinsons are privileged to offer to the market this attractive and extended four bedroom detached family home, which rarely become available on the open market, so early viewing is advised to avoid any disappointment. This impressive home has an endless amount of benefit, some of its key features include spacious lounge, stunning well-presented home, modern bathrooms, sunroom extension, large resin driveway, garage, easy to maintain gardens and four good sized bedrooms. The property lies in a small housing development within easy reach of Kirk Merrington primary school (outstanding Ofsted rated), local shops and amenities that's on offer in Spennymoor, ideal for the commuter travelling to nearby Durham City, Darlington, Teesside and further north. In brief the property comprises of entrance hallway, ground floor W/C, spacious lounge, beautiful separate kitchen leading into dining room which flows into the sunroom extension. To the first floor are four good sized bedrooms with master having the added bonus of en-suite and fitted wardrobes with a lovely family bathroom also located to the first floor. Externally, to the front of the property there is an easy to maintain lawn garden with a large resin driveway providing ample parking for two cars, while to the rear there is a beautiful enclosed garden.

Council Tax Band D  
EPC - tbc

#### Hallway

Radiator, wood effect flooring, storage cupboard, access to garage

#### W/C

W/C wash hand basin, UPVC window, radiator, wood effect flooring

#### Lounge

19'9 x 11'6 max (6.02m x 3.51m max)  
UPVC bay window, radiator, gas fire with surround

#### Dining Room

10'0 x 9'7 (3.05m x 2.92m)  
wood effect flooring, radiator

#### Kitchen

16'3 x 9'7 (4.95m x 2.92m)  
Modern wall and base units, integrated fridge freezer, dishwasher, microwave, larder unit, space for Rangemaster oven, extractor fan, tiles splash back, stainless steel sink unit with mixer tap, drainer, wood effect flooring, UPVC window, radiator, breakfast bar.

#### Sunroom

11'9 x 9'7 (3.58m x 2.92m)  
UPVC window, radiator, French doors leading to rear, spot lights

#### Landing

loft access. large storage cupboard

#### Bedroom One

16'6 x 11'6 max (5.03m x 3.51m max)  
Fitted wardrobes, UPVC bay window, radiator, tv points.

#### En-suite

Shower cubicle, wash hand basin, fully tiled, spot lights, extractor fan, UPVC window.

#### Bedroom Two

14'9 x 9;8 (4.50m x 2.74m;2.44m )  
UPVC window, tv point, radiator

#### Bedroom Three

11'5 x 8'8 (3.48m x 2.64m)  
UPVC window, radiator

#### Bedroom Four

8'5 x 8'2 (2.57m x 2.49m)  
UPVC window, radiator

#### Family Bathroom

Fully tiled, white panel bath, with shower over, wash hand basin, W/c, UPVC window, radiator, extractor fan, spot lights,

#### Externally

To the front of the property is a large double driveway, garden and garage, while to the rear is a lovely enclosed garden and decked area.

#### Garage

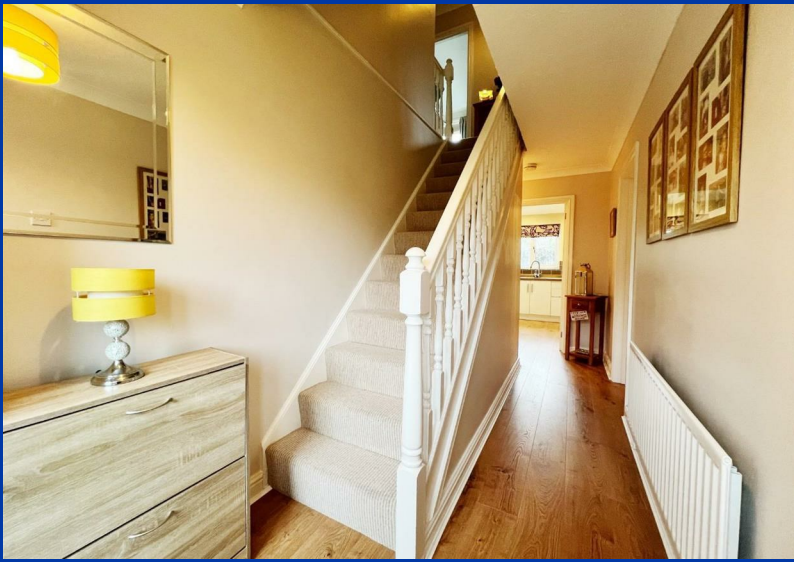
18'8 x 8'3 (5.69m x 2.51m)  
Power and lighting, plumbed for washing machine

#### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband:  
Mobile Signal/Coverage:  
Tenure: Freehold  
Council Tax: Durham County Council, Band D - Approx. £2,441.82 p.a  
Energy Rating: tbc

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m <sup>2</sup> A		
100-90kWh/m <sup>2</sup> B			
95-80kWh/m <sup>2</sup> C			
90-75kWh/m <sup>2</sup> D			
85-70kWh/m <sup>2</sup> E			
80-65kWh/m <sup>2</sup> F			
75-60kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs	1-20kWh/m <sup>2</sup>		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh/m <sup>2</sup> A		
100-90kWh/m <sup>2</sup> B			
95-80kWh/m <sup>2</sup> C			
90-75kWh/m <sup>2</sup> D			
85-70kWh/m <sup>2</sup> E			
80-65kWh/m <sup>2</sup> F			
75-60kWh/m <sup>2</sup> G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh/m <sup>2</sup>		
England & Wales	EU Directive 2002/91/EC		

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T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

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E: info@robinsonsdurham.co.uk

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45 Front Street  
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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

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DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

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