

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.

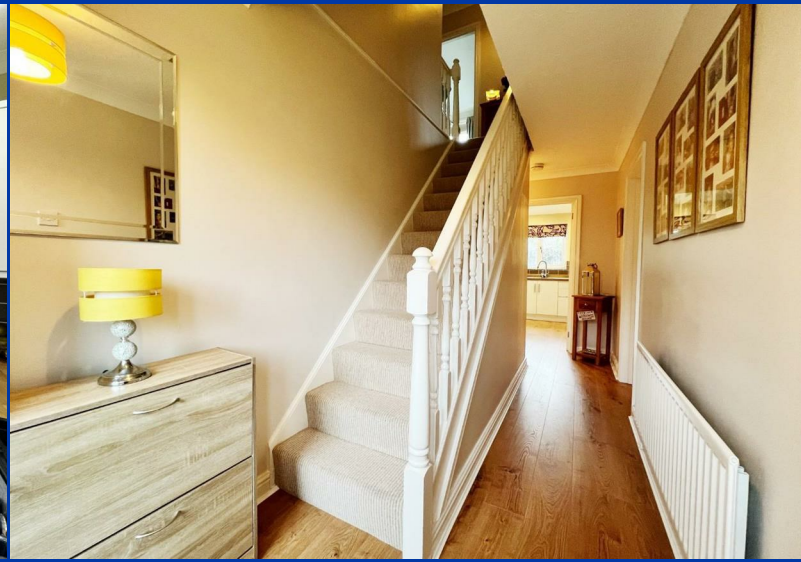
Garage

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: Ultra-fast 9000Mbps
Mobile Signal/Coverage: Good
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 A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-46kWh F			
46-39kWh G			
Not energy efficient - higher running costs	1-20kWh		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-46kWh F			
46-39kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		

England & Wales EU Directive 2002/91/EC

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