



North Close, Kirk Merrington, DL16 7HQ  
3 Bed - House - Detached  
Reduced £399,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



## North Close

### Kirk Merrington, DL16 7HQ

Nestled in the charming hamlet of North Close, Kirk Merrington, this delightful detached house, known as Kirkdale, offers a unique blend of historical charm and modern living. Originally built shortly after the Second World War for a director of the Vaux Brewery Company, this property boasts distinctive architectural features that reflect its era, while being beautifully presented in a contemporary style.

As you enter, you are welcomed by an inviting entrance porch leading to a spacious hallway, where a staircase ascends to the first floor. The ground floor comprises a well-proportioned dining room and sitting room, both featuring elegant bay windows that flood the space with natural light. The kitchen, located at the rear of the house, offers picturesque views over the garden and is fitted with cherry wood units and integrated appliances, including a fridge freezer and dishwasher, alongside space for a freestanding cooker. A convenient cloakroom completes the ground floor layout.

Upstairs, you will find three comfortable bedrooms, two of which benefit from dual aspect windows and all three have built in storage, ensuring ample space for your belongings. The family bathroom is well-appointed with a bath, separate shower, toilet, and sink, while a wide landing with windows on either side enhances the sense of light and space.

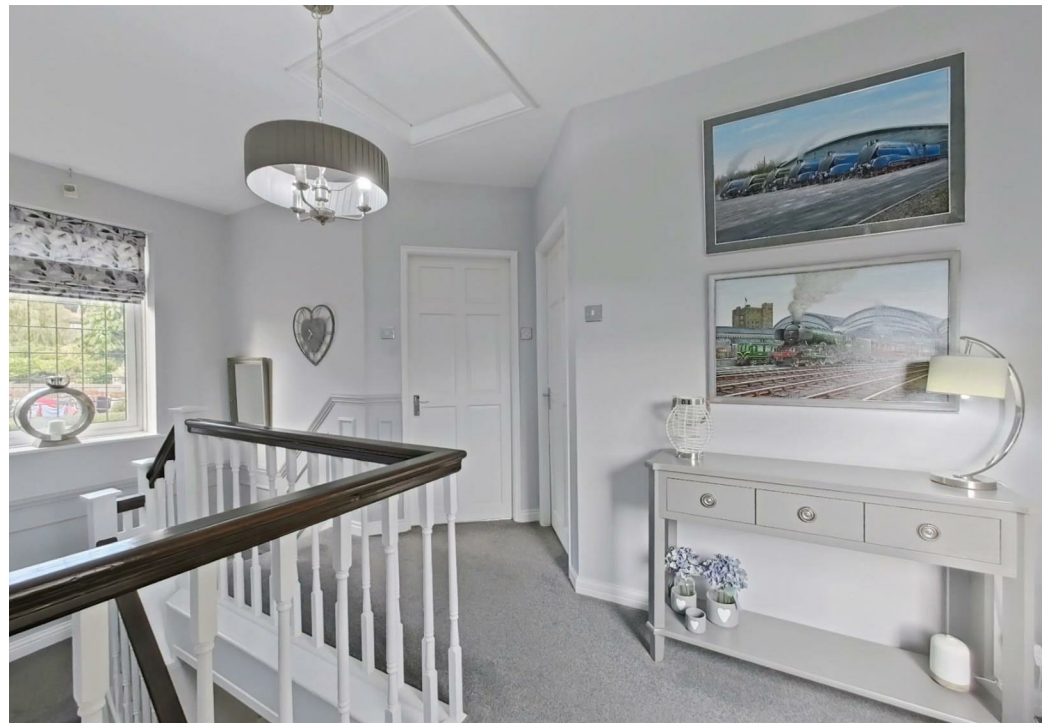
Set on a generous and private plot, this property features its very own 9-hole putting green, surrounded by mature trees, providing a tranquil retreat. The high-quality fixtures and fittings throughout the home further enhance its appeal.

Located conveniently between Spennymoor and Kirk Merrington, residents can enjoy a variety of local shops, healthcare facilities, and schools, as well as an array of dining options. This exceptional property is a rare find, and we highly recommend scheduling an internal viewing to fully appreciate the opportunity that awaits at 30 North Close.

EPC Rating D  
Council Tax Band E























#### Entrance Vestibule

Access to Hall

#### Hallway

Radiator

#### Lounge

14'4 x 13'5 (4.37m x 4.09m )

UPVC bay window, gas fire and surround.

#### Dining Room

14'2 x 13'7 (4.32m x 4.14m)

UPVC bay window, radiator, space for large dining room table.

#### W/C

W/C, wash hand basin, uPVC window, storage cupboard, tiled splashbacks.

#### Kitchen

16'11 x 9'9 (5.16m x 2.97m )

Solid red seeder bespoke wall and base units, integrated fridge freezer, dishwasher, space for large oven, stainless steel sink with mixer tap and drainer, tiled splashbacks, uPVC windows, radiator, spotlights, space for dining room table, access to rear.

#### Landing

UPVC window, radiator, loft access.

#### Bedroom One

13'5 x 12'4 (4.09m x 3.76m)

Stunning fitted wardrobes, drawers, uPVC windows, radiator.

#### Bedroom Two

12'9 x 11'7 (3.89m x 3.53m )

UPVC windows, radiator, fitted wardrobes, beautiful outlook.

#### Bedroom Three

10'1 x 7'7 (3.07m x 2.31m)

Fitted wardrobes, radiator, uPVC window, beautiful outlook.

#### Bathroom

Fully tiled suite, large bath, walk in shower, wash hand basin, W/C, uPVC windows, hand towel radiator, spotlights.

#### Externally

The property enjoys a beautiful enclosed mature garden which includes a nine hole putting green, summer house and decked area. The property also enjoys a good sized driveway and garage.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1800Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2,555.93 p.a

Energy Rating: D

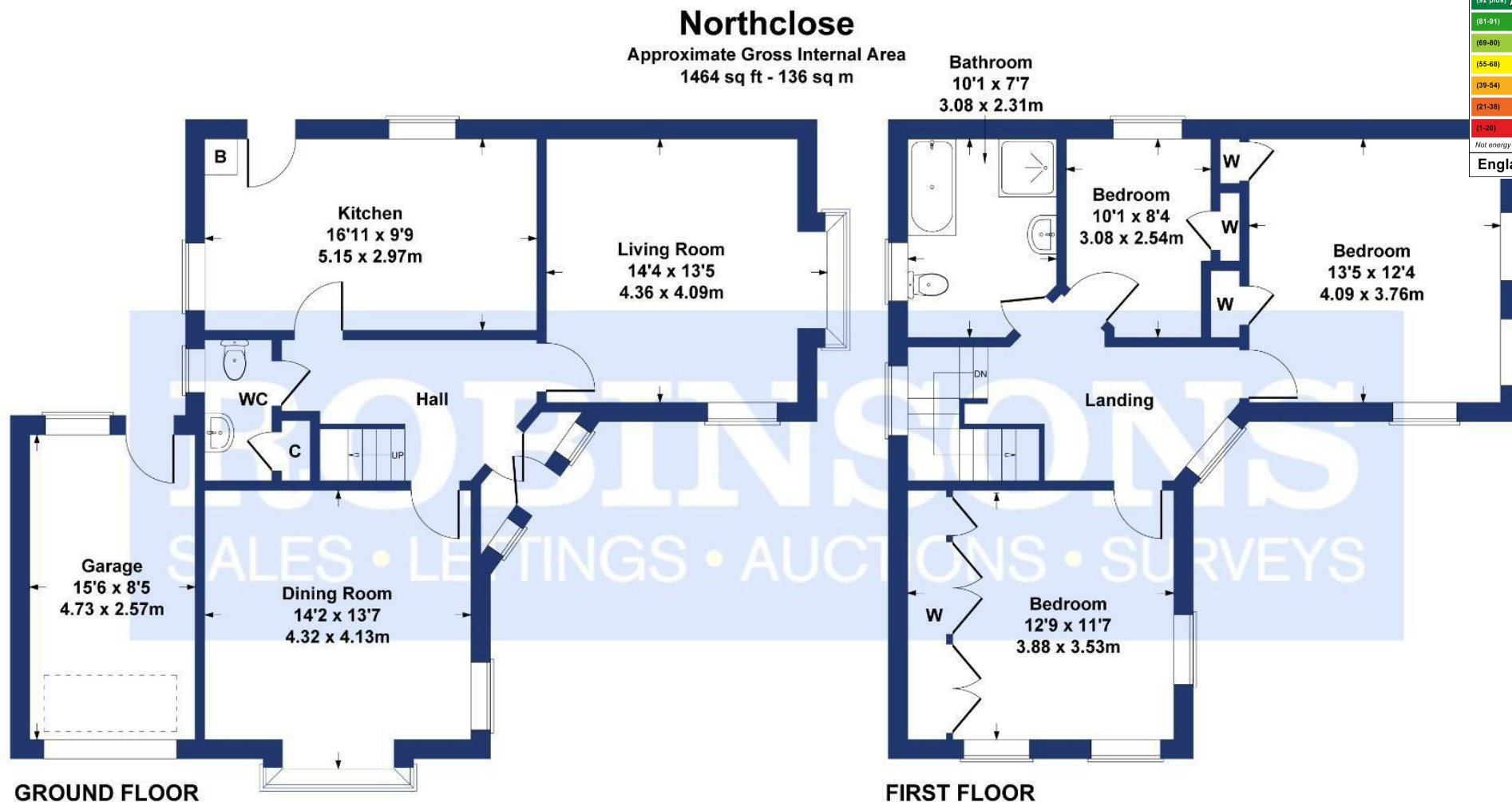
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.









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

77

57

**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. 2025

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.





11 Cheapside, Spennymoor, DL16 6QE  
Tel: 01388 420444  
[info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

