



Beckwith Close, Kirk Merrington, DL16 7HE
4 Bed - House - Detached
Asking Price £239,950

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Robinsons are delighted to offer to the market this spacious and well-presented four-bedroom detached home, ideally situated within a modern and highly sought-after residential development in Kirk Merrington. In our opinion, this property would make a perfect family home, and early viewing is highly recommended to avoid disappointment.

Beckwith Close enjoys convenient access to a range of local amenities, leisure facilities, transport links, and reputable schooling, making it an excellent location for families. The property benefits from gas central heating and full uPVC double glazing throughout. Occupying a generous plot, the home has been enhanced by a recently installed, stunning modern kitchen and boasts a beautifully maintained, enclosed rear garden—ideal for outdoor entertaining during the warmer months.

The well-proportioned accommodation briefly comprises: a welcoming entrance hallway, a spacious lounge, a stylish and contemporary fitted kitchen, a separate dining room, a useful utility room, a cloakroom/WC, and a bright conservatory. To the first floor, there are four good-sized bedrooms, with the principal bedroom benefiting from en-suite facilities, alongside a well-appointed family bathroom/WC. Externally, the front of the property offers a low-maintenance garden and a driveway leading to a single garage with EV Charging point. To the rear, there is a generous enclosed garden with a patio area, perfect for relaxing and entertaining.

EPC Rating: C
Council Tax Band: D

Hallway

Radiator, Stairs to the first floor.

Lounge

14'9 x 13'3 (4.50m x 4.04m)

Quality flooring, Storage cupboard, Upvc bay window.

Dining room

9'1 x 7'9 (2.77m x 2.36m)

Quality flooring, radiator, access to conservatory.

Kitchen

11'6 x 9'0 (3.51m x 2.74m)

Stunning wall and base units, integrated oven, hob, extractor fan, dishwasher, Blanco sink with mixer tap and drainer, larder cupboard, space for American fridge / freezer, radiator, Upvc window.

Utility room

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

W/C, wash hand basin, plumbed for washing machine, Upvc window.

W/C

W/C, wash hand basin, Radiator, extractor fan.

Conservatory

9'7 x 8'3 (2.92m x 2.51m)

Upvc windows, French doors leading to rear garden.

Landing

Loft Access

Bedroom One

13'4 x 11'1 max points (4.06m x 3.38m max points)

Upvc window, radiator, storage cupboard.

Ensuite

Shower cupboard, wash hand basin, w/c., Upvc window, radiator, extractor fan.

Bedroom Two

11'5 x 9'4 max points (3.48m x 2.84m max points)

Upvc window, radiator

Bedroom Three

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

Upvc window, radiator

Bedroom Four

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

Upvc window, radiator

Bathroom

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

White panelled bath with shower attachment, wash hand basin, w/c, radiator, Upvc window, tiled splash backs.

Externally

To the front elevation is a good sized garden & double driveway which leads to garage with EV Charging point., while to the rear there is a lovely enclosed private garden and patio.

Agent notes

Council Tax: Durham County Council, Band D

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

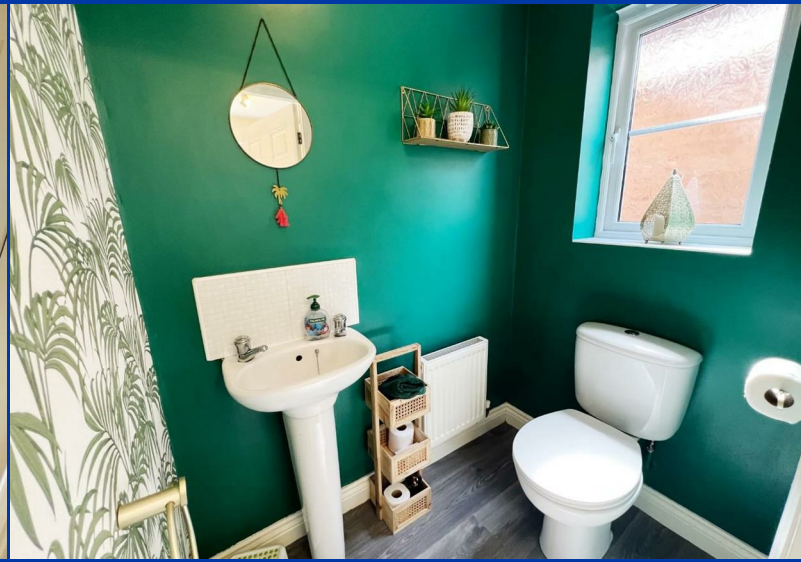
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.



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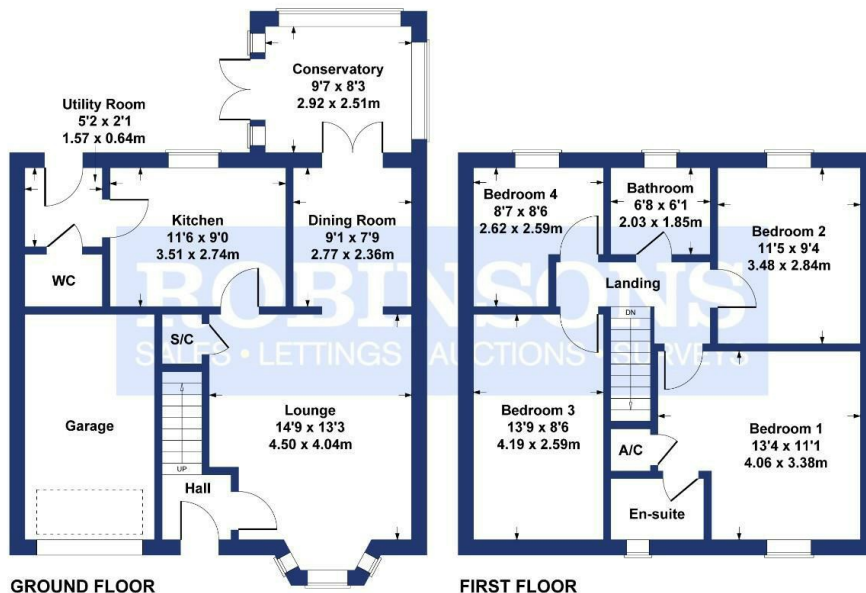
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beckwith Close Kirk Merrington, Spennymoor, DL16 7HE

Approximate Gross Internal Area
1331 sq ft - 124 sq m
(Including Garage)



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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

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

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.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@robinsonswynyard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

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