



**Kirk Grove, Kirk Merrington, DL16 7GA**  
**3 Bed - Bungalow - Detached**  
**Asking Price £325,000**

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# Kirk Grove, Kirk Merrington, DL16 7GA

Beautifully positioned and exceptionally well-presented, this three-bedroom detached bungalow sits in the heart of the sought-after village of Kirk Merrington. Offering versatile living space and a welcoming layout, the property is ideal for a wide range of buyers, from retired couples to growing families. Kirk Merrington Primary School—highly regarded with excellent Ofsted reports—is just a five-minute walk away. Spennymoor town centre, with its shops, amenities and leisure facilities, is only a short drive, while the location is perfectly placed for commuters travelling to Durham City, Darlington and Teesside. Homes of this calibre rarely come to the market, so early viewing is strongly recommended.

The accommodation briefly comprises:

A welcoming entrance hallway, a spacious lounge, and a large, well-presented kitchen/dining room, complemented by a useful utility room and a convenient W/C. The property boasts three double bedrooms (with the dining room offering flexibility as a third bedroom), including a master bedroom with a lovely ensuite, plus a stylish family bathroom.

Externally, the home offers ample parking to the front along with a garage, leading through to an enclosed rear garden—ideal for relaxation or family enjoyment. Early viewing is again advised to avoid disappointment.

## Hallway

Wood effect flooring, radiator, storage cupboard, loft access and fitted wardrobe.

## Lounge

19'6 x 14'7 max points (5.94m x 4.45m max points)

Upvc bay window, Radiator, Upvc window, Wood effect flooring.

## Kitchen / Diner

14'1 x 12'3 (4.29m x 3.73m )

White wall and base units, Integrated double oven, hob, extractor fan, sink with mixer tap and drainer, feature Radiator, Upvc window, Wood effect flooring, spot lights, space for dining room table.

## Utility room

10'1 x 8'2 (3.07m x 2.49m )

White wall and base units, plumbed for washing machine, radiator, Upvc window, Wood effect flooring, extractor fan.

## Cloakroom

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

## Bedroom One

14'2 x 16'4 (4.32m x 4.98m )

Radiator, Upvc window, Wood effect flooring and fitted wardrobes

## Ensuite

Shower cubicle, wash hand basin, W/C, heated towel rail, extractor fan

## Bedroom Two

17'9 x 10'1 (5.41m x 3.07m )

Radiator, Upvc window, Fitted wardrobe, Wood effect flooring.

## Bedroom Three / Dining Room

13'3 x 12'5 (4.04m x 3.78m )

Radiator, Upvc window, Wood effect flooring.

## Bathroom

12'4 x 8'5 (3.76m x 2.57m )

Panelled bath, separate shower cubicle, wash hand basin, W/C, heated towel rail, chrome towel rails, Upvc window, Spot lights, extractor fan.

## Externally

To the front elevation is a huge block paved patio / driveway and garage, while to the rear there is a lovely enclosed garden and patio area.

## Agents Notes

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

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

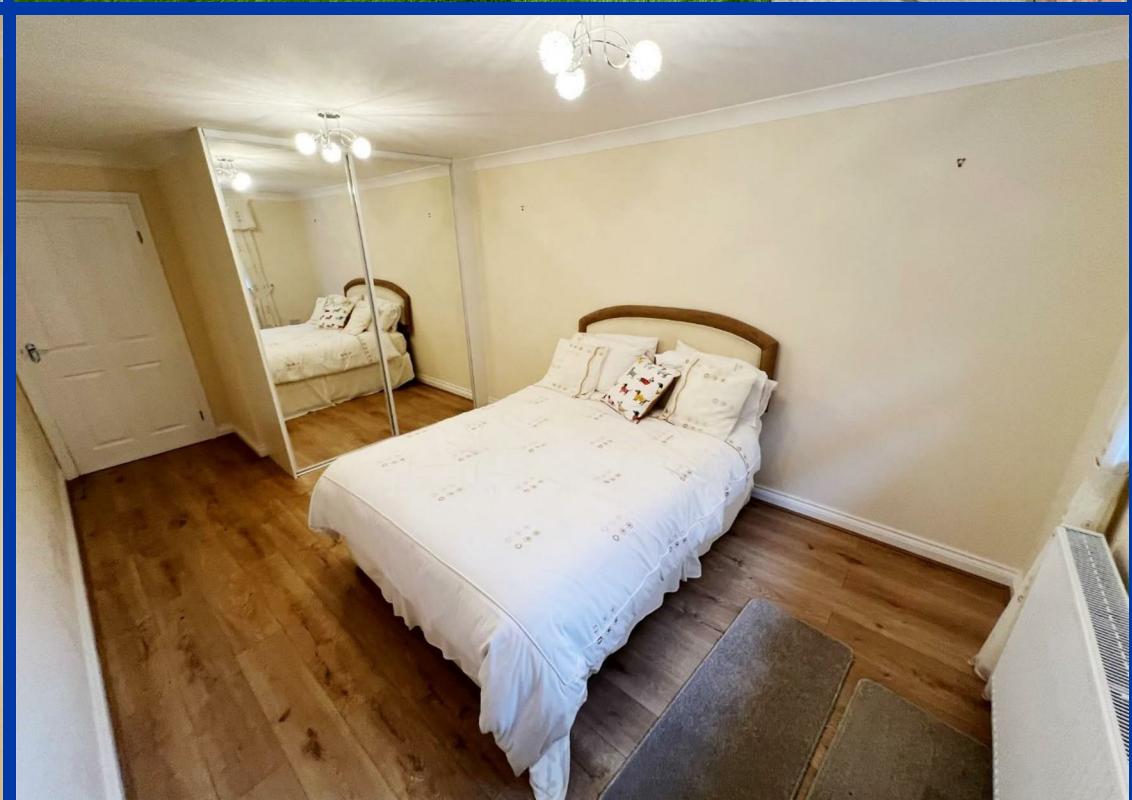
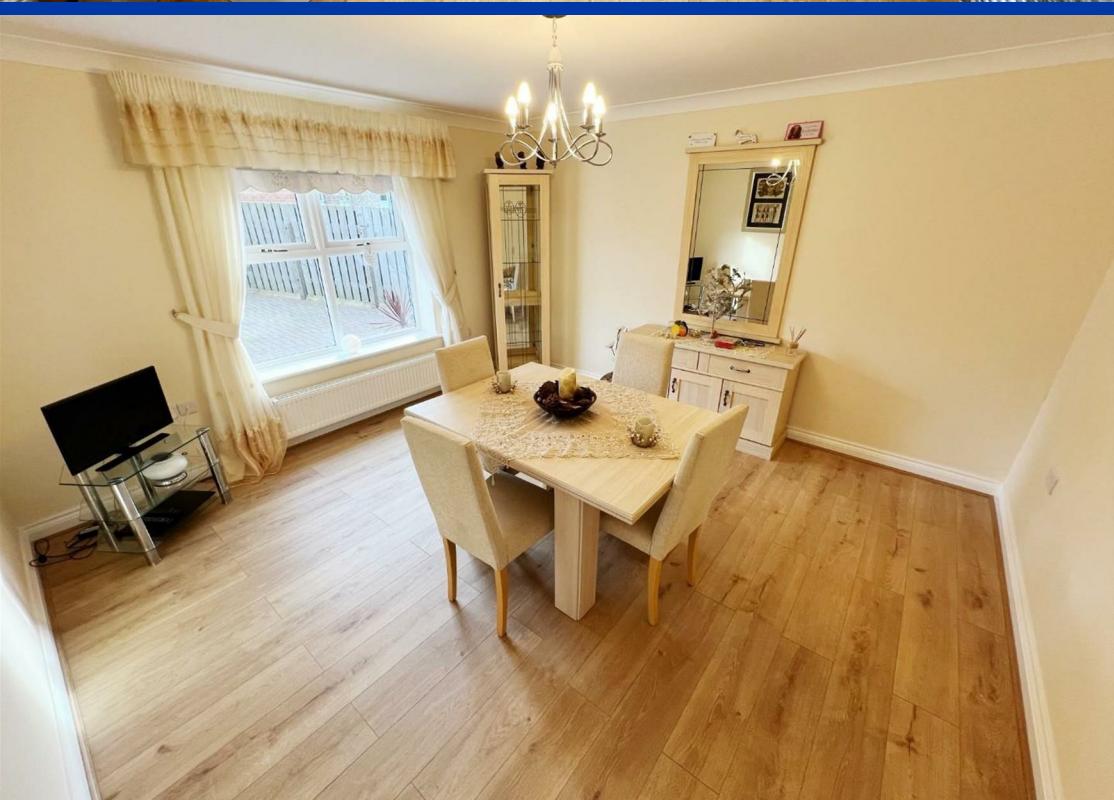
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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.

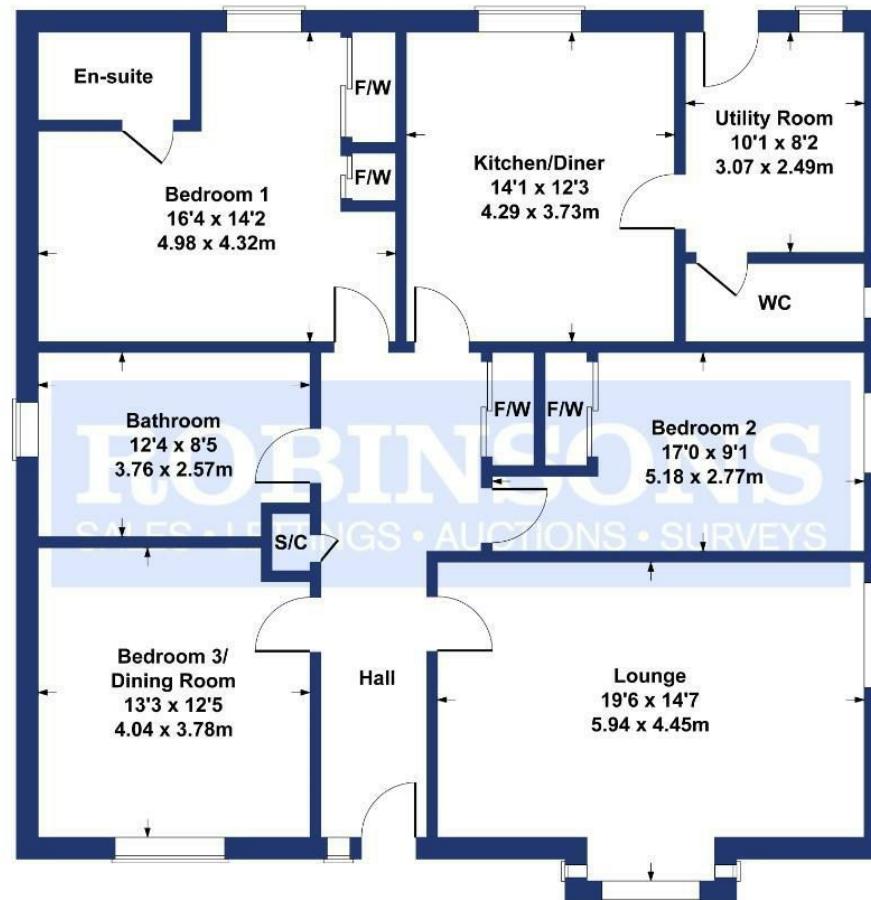




# Kirk Grove Kirk Merrington

Approximate Gross Internal Area

1402 sq ft - 130 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. 2026

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	