



Merrington Heights, Kirk Merrington, DL16
7LA
3 Bed - Bungalow - Detached
Asking Price £435,000

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Robinsons are delighted to present to the market this rarely available and truly stunning extended three bedroom detached bungalow, beautifully positioned in a quiet cul de sac and enjoying superb open countryside views. Located on the edge of Kirk Merrington, the property offers the perfect balance of peaceful village living with excellent access to Spennymoor town centre, which is less than two miles away and provides shops, restaurants and leisure facilities. Its location is ideal for commuters, with Durham City, Darlington, Teesside and the A1 all within easy reach.

This exceptional bungalow offers an impressive range of features, including three spacious double bedrooms, high quality kitchen and bathrooms, a stunning garden room extension, beautifully landscaped gardens, ample parking and a double garage. With so much to offer, early viewing is strongly recommended to avoid disappointment.

In brief, the accommodation comprises a welcoming entrance hallway, a generous lounge, a beautifully appointed kitchen and a bright garden room extension. All three bedrooms are doubles, with the master suite further enhanced by its own dressing room and ensuite. A stylish family bathroom completes the internal layout.

Externally, to the front is a double garage alongside a large, beautifully maintained garden and a long block paved driveway providing extensive off street parking. The front lawn wraps around to the side of the property, leading to a spacious, low maintenance rear garden with a raised decked area, perfect for relaxing and enjoying the views.

EPC Rating: TBC
Council Tax Band D

Hallway

Radiator, loft access, large storage cupboard.

Lounge

28'5 x 17 max points (8.66m x 5.18m max points)

Upvc window which enjoys a beautiful outlook, electric fire and surround, French doors leadings to the stunning enclosed rear garden.

Kitchen

17'4 x 11'6 (5.28m x 3.51m)

Stunning wall and base units, integrated oven, hob, extractor fan, dishwasher, washing machine, space for fridge freezer, granite worktops, with inset sink, mixer tap and drainer, spot lights, radiator and Upvc window.

Garden Room

21'3 x 12'7 (6.48m x 3.84m)

Upvc windows which enjoy a beautiful outlook, quality flooring, spot lights, French doors leading to the garden.

Bedroom One

13'1 x 10'7 (3.99m x 3.23m)

Spot lights, Upvc window, radiator, quality flooring, beautiful outlook.

Dressing Room

9'7 x 5'4 (2.92m x 1.63m)

Upvc window.

Ensuite

8'0 x 5'2 (2.44m x 1.57m)

Fully tiled walls, walk in shower, wash hand basin, w/c, Upvc window and chrome towel rail.

Bedroom Two

11'0 x 9'7 (3.35m x 2.92m)

Upvc window, quality flooring, beautiful look, radiator.

Bedroom Three

8'5 x 8'0 (2.57m x 2.44m)

Upvc window, radiator.

Bathroom

Large white panelled bath, wash hand basin, w/c, Upvc window, feature radiator, spot lights, fully tiled.

Externally.

To the front elevation is a double garage, which leads to the stunning and large front garden, which also includes a long block paved driveway which offers ample parking. the front lawn also wraps around the side of the property and leads to the large and easy to maintain garden and raised decked area.

Agents Notes

Council Tax Band D - Approx £2,671.45 p.a

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 – Septic tank.

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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

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