



Front Street, Kirk Merrington, DL16 7HZ
6 Bed - House - Detached
£350,000

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Front Street Kirk Merrington, DL16 7HZ

Situated on Front Street in the heart charming village of Kirk Merrington, Spennymoor, this remarkable four-bedroom detached stone-built family home presents a rare and unique opportunity for discerning buyers. The property boasts a well-presented kitchen and bathroom, ensuring that modern comforts are seamlessly integrated into its traditional character.

In addition to the main residence, this home features a two-bedroom annex, perfect for accommodating guests, extended family, or even as a potential rental opportunity. The versatile layout offers a wealth of possibilities to suit your lifestyle needs.

The exterior of the property is equally appealing, with an easy-to-maintain garden that provides a tranquil outdoor space for relaxation and recreation. Ample off-road parking and a garage further enhance the practicality of this delightful home, making it ideal for families or those with multiple vehicles.

This property is not just a house; it is a place where memories can be made and cherished. With its blend of modern amenities and classic charm, it is sure to attract those seeking a comfortable and stylish family home in a picturesque setting. Do not miss the chance to make this exceptional property your own.

EPC Rating D
Council Tax Band E









Hallway

Large storage cupboard, stairs to first floor.

Lounge

14'6 x 13'8 (4.42m x 4.17m)

Engineered oak flooring, uPVC window stunning multi fuel stove and original surround.

Dining Room

14'5 x 10'1 (4.39m x 3.07m)

Feature radiator, uPVC window, feature fire, engineered oak flooring.

Study

11'0 x 6'6 (3.35m x 1.98m)

UPVC window, engineered oak flooring, wall and base units.

Shower Room

Shower cubicle, wash hand basin, W/C, extractor fan, storage cupboard.

Kitchen

10'6 x 9'1 (3.20m x 2.77m)

Modern wall and base units, integrated double oven, hob, microwave, plumbed for washing machine, tiled splashbacks, uPVC window, engineered oak flooring.

Utility Room

9'2 x 5'7 (2.79m x 1.70m)

Wall and base units, radiator, space for american fridge freezer, engineered oak flooring, access to rear.

Landing

UPVC window, radiator, storage cupboard.

Bedroom One

12'6 x 11'5 (3.81m x 3.48m)

UPVC windows, radiator, storage cupboard.

Bedroom Two

11'6 x 9'3 (3.51m x 2.82m)

UPVC window, radiator.

Bedroom Three

11'0 x 9'0 (3.35m x 2.74m)

UPVC window, radiator.

Bedroom Four

14'8 x 6'6 (4.47m x 1.98m)

UPVC windows, radiator, loft access.

Bathroom

Stunning free standing bath, wash hand basin, W/C, uPVC windows, large airing cupboard, radiator.

Annex

Lounge

23'8 x 13'8 max points (7.21m x 4.17m max points)

Wood effect flooring, radiator, uPVC window, mezzanine to first floor.

Bedroom One

11'2 x 8'5 (3.40m x 2.57m)

Wood effect flooring, radiator, uPVC window.

Bedroom Two

7'7 x 6'7 (2.31m x 2.01m)

UPVC window, radiator, wood effect flooring.

Bathroom

White panelled bath, wash hand basin, W/C, extractor fan, wood effect flooring, radiator.

Externally

To the front elevation is a driveway which leads to the rear, where you will find extra parking, a garage and an easy to maintain garden area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

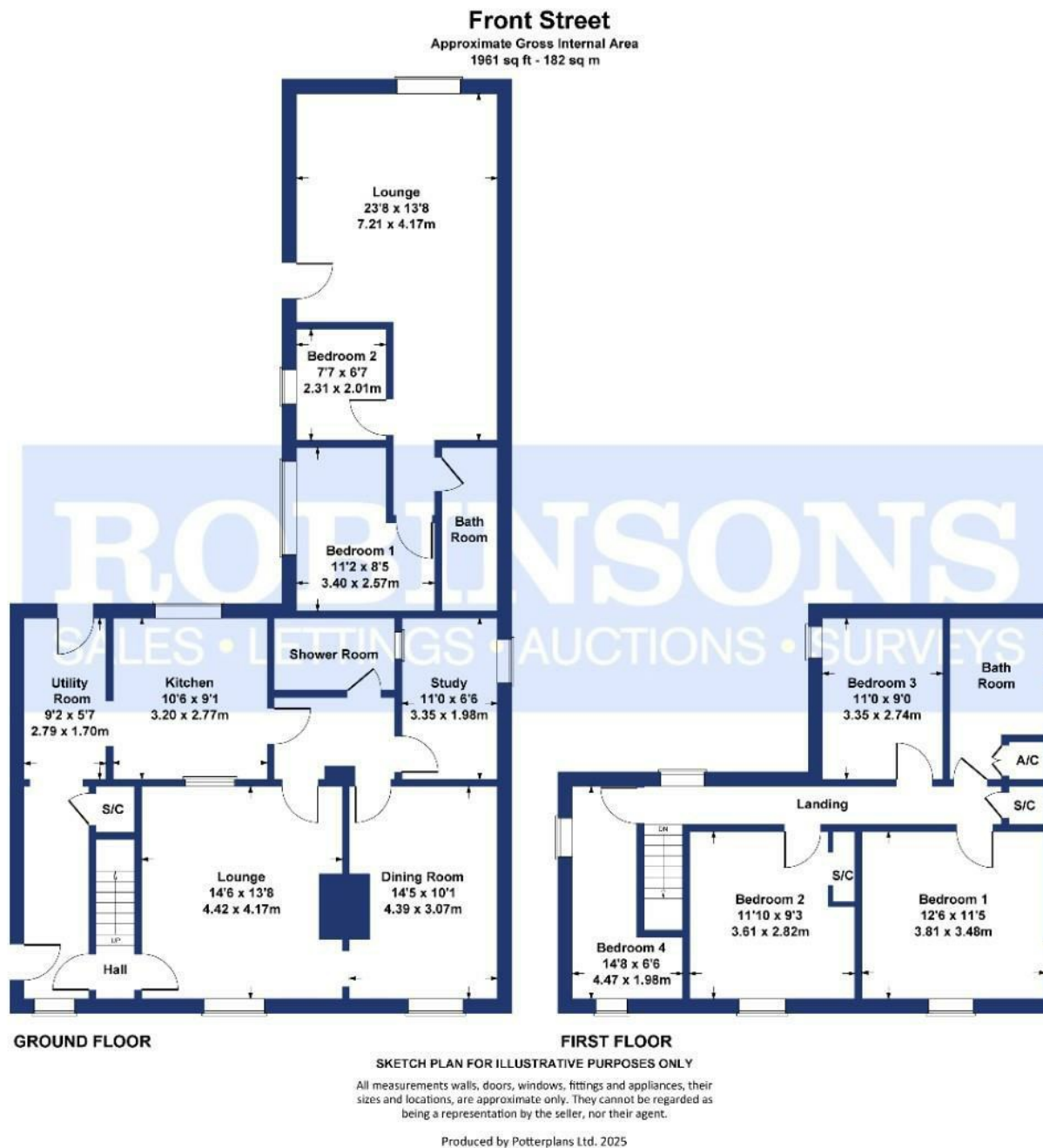
Heating: GCH

Broadband: Ultra-fast 1000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,123.91 pa



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(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

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.



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