**Beckwith Close, Kirk Merrington, DL16 7HE**

**4 Bed - House - Detached**

**Reduced £249,950**

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Robinsons are delighted to offer to the market this exceptional four-bedroom detached family home, pleasantly situated within a modern and highly sought-after residential development in the ever-popular village of Kirk Merrington. Beautifully presented throughout and occupying a generous plot, this impressive property offers spacious and versatile accommodation, making it an ideal purchase for growing families. Early viewing is highly recommended to fully appreciate the quality, space, and position of this superb home.

Beckwith Close is ideally located for access to a range of local amenities, reputable schools, leisure facilities, and excellent transport links, providing convenient access to Durham City, Darlington, Teesside, and the surrounding areas. The property has been significantly enhanced by its current owners and benefits from a recently installed combination boiler, recently fitted uPVC double glazing, a stunning contemporary kitchen, a luxurious family bathroom, and a beautifully appointed en-suite shower room.
The accommodation briefly comprises: a welcoming entrance hallway, a spacious and comfortable lounge, a stunning modern fitted kitchen finished to an exceptional standard, a separate dining room, a practical utility room, and a cloakroom/WC. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite facility, while a luxurious family bathroom/WC serves the remaining bedrooms.
Externally, the property continues to impress with an attractive low-maintenance front garden, a driveway providing off-road parking, and access to a single garage. To the rear is a beautifully landscaped and enclosed garden, featuring a patio seating area and generous outdoor space, making it perfect for family life, relaxing, and entertaining guests during the warmer months.
Properties of this calibre rarely remain on the market for long, and we would strongly recommend arrange an early viewing

**Hallway**
Feature radiator, stairs to first floor

**Lounge**
14'4 x 12'3 (4.37m x 3.73m)
Upvc window, feature radiator, storage cupboard

**Dining Room**
11'2 x 8'0 (3.40m x 2.44m)
Feature radiator, french doors leading to rear

**Kitchen**
11'2 x 10'8 (3.40m x 3.25m)
Modern wall & base units, integrated dishwasher, oven, hob and extractor fan, Quartz sink with mixer tap and drainer, feature radiator, Upvc window

**Utility Room**
7'3 x 5'0 (2.21m x 1.52m)
Plumbing for automatic washing machine, space for dryer, Upvc window, extractor fan

**W/C**
Wash hand basin, w/c, radiator and Upvc window

**Landing**
Storage cupboard and loft access

**Bedroom One**
11'7 x 9'5 + wardrobes (3.53m x 2.87m + wardrobes)
Fitted wardrobe, radiator and Upvc window

**En-suite**
Fully tiled, shower cubicle, wash hand basin, w/c, Upvc window, heated towel radiator and extractor fan

**Bedroom Two**
11'7 x 8'7 + wardrobes (3.53m x 2.62m + wardrobes)
Fitted wardrobes, radiator and Upvc window

**Bedroom Three**
12'5 x 10'0 (3.78m x 3.05m)
Upvc window, radiator and storage cupboard

**Bedroom Four**
9'4 x 9'0 + wardrobes (2.84m x 2.74m + wardrobes )
Upvc window, radiator and fitted wardrobes

**Bathroom**
Fully tiled, bath, wash hand basin, w/c, Upvc window, heated towel rail and extractor fan

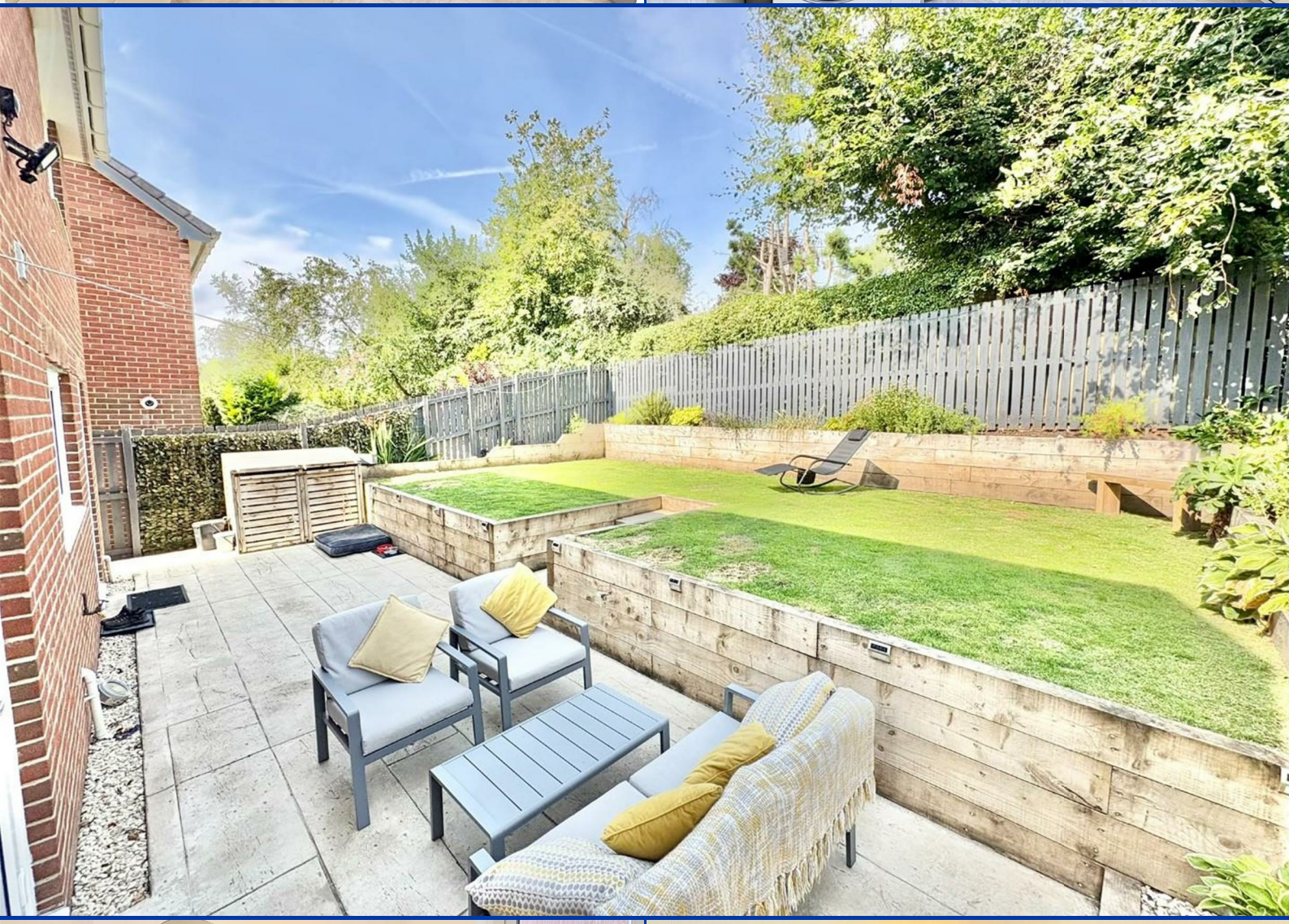
**Externally**
To the front elevation is an easy to maintain garden and driveway leading to garage. Whilst to the rear is a lovely enclosed garden and patio

**Agents 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
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 – no
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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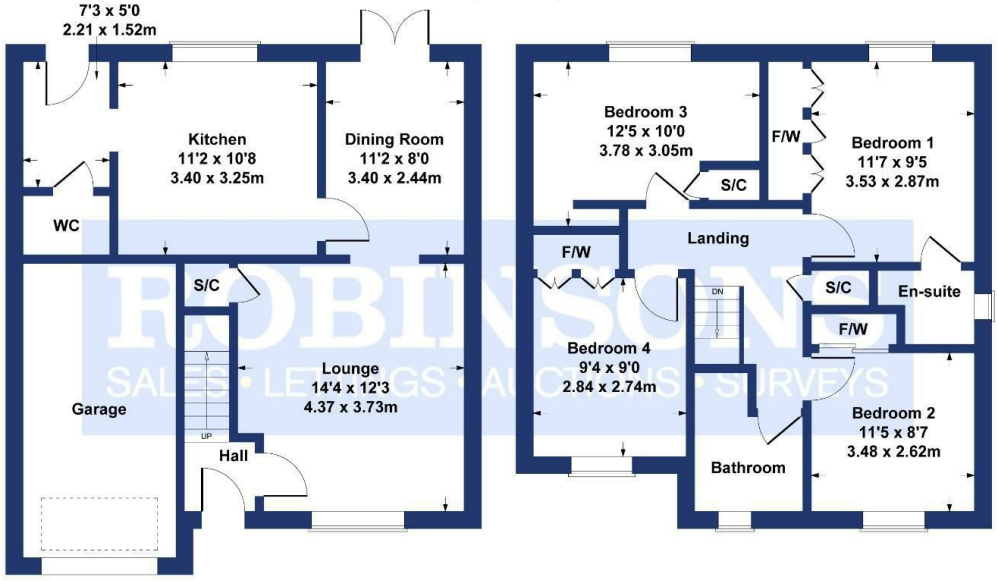
## Beckwith Close

Approximate Gross Internal Area
1320 sq ft - 123 sq m



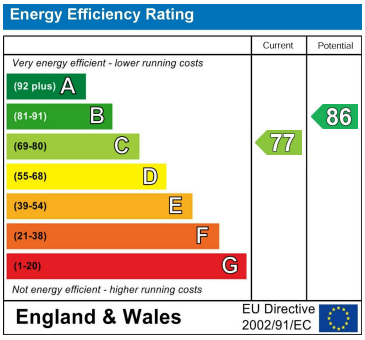

GROUND FLOOR

FIRST FLOOR

**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





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ARLA Association of Residential Letting Agents

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