Beckwith Close, Kirk Merrington, DL16 7HE

4 Bed - House - Detached

£259,950

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

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

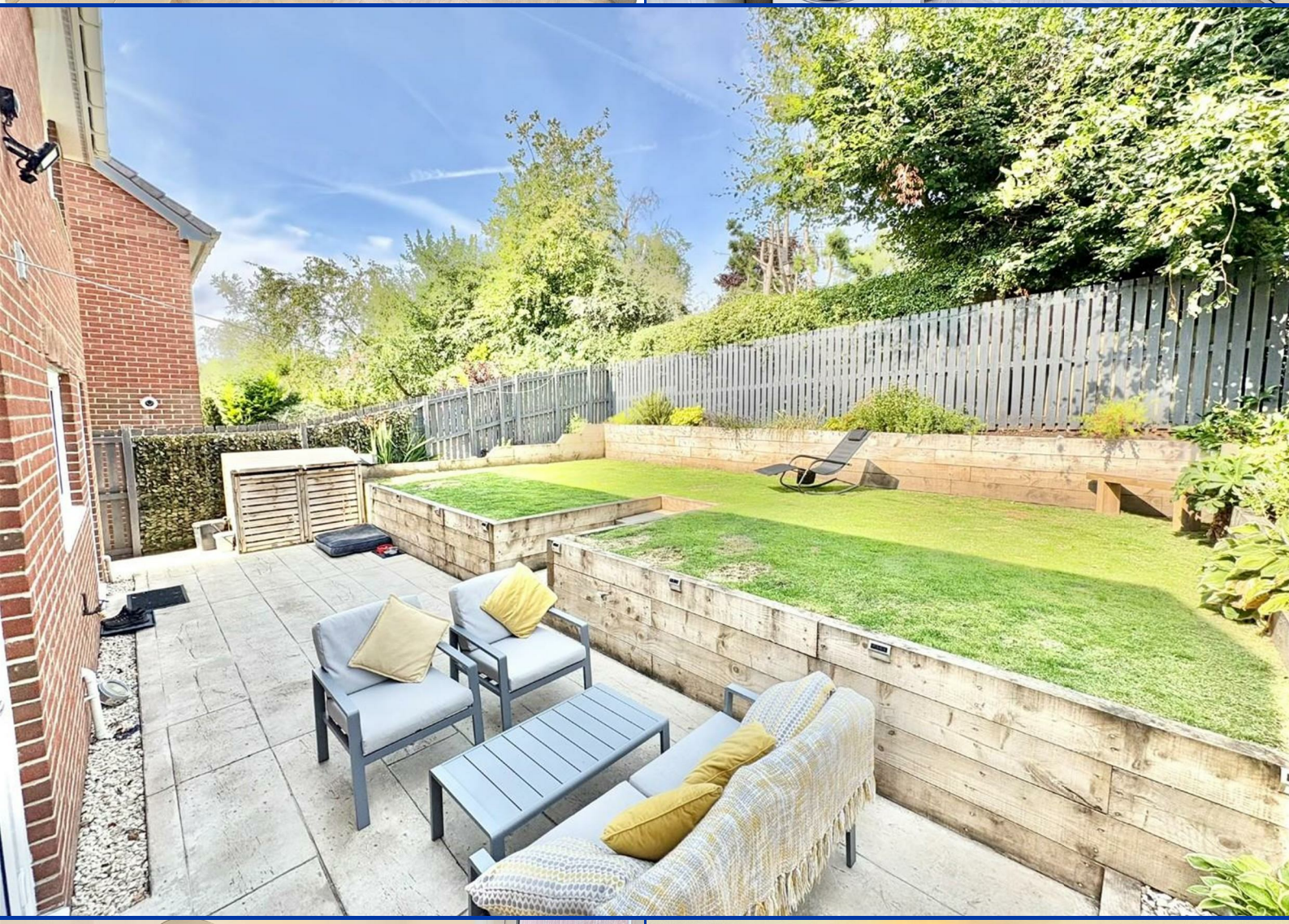
Externally
To the front elevation is an easy to maintain garden and driveway leading to garage. Whilst to the rear is a lovely enclosed garden and patio

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

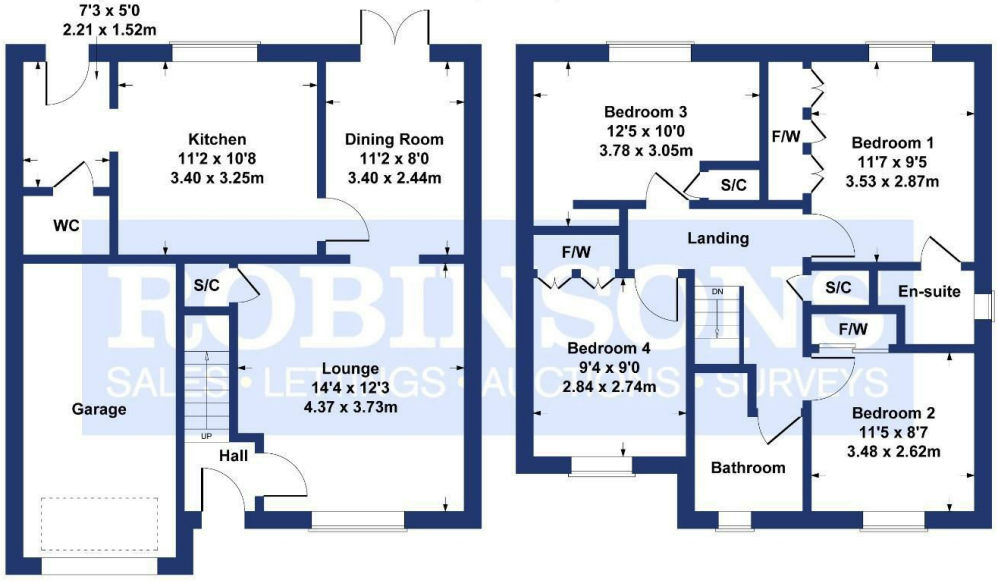
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beckwith Close

Approximate Gross Internal Area
1320 sq ft - 123 sq m



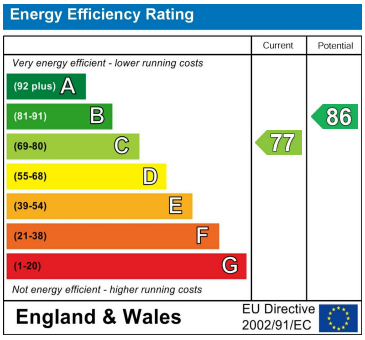
GROUND FLOOR

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



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@robinsonscls.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

SEDGEFIELD
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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS
SALES • LETTINGS • AUCTIONS