



South View, Kirk Merrington, DL16 7JB
4 Bed - House - Detached
£325,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

South View

Kirk Merrington, DL16 7JB

Located in the popular village of Kirk Merrington, Robinsons are delighted to offer to the sales market this impressive four bedroom detached home, with a generous sized enclosed rear garden, detached garage and parking for approximately three vehicles. The house is beautifully presented throughout with attractive decoration and quality fixtures and fittings throughout, it is warmed by gas central heating and has double glazed windows.

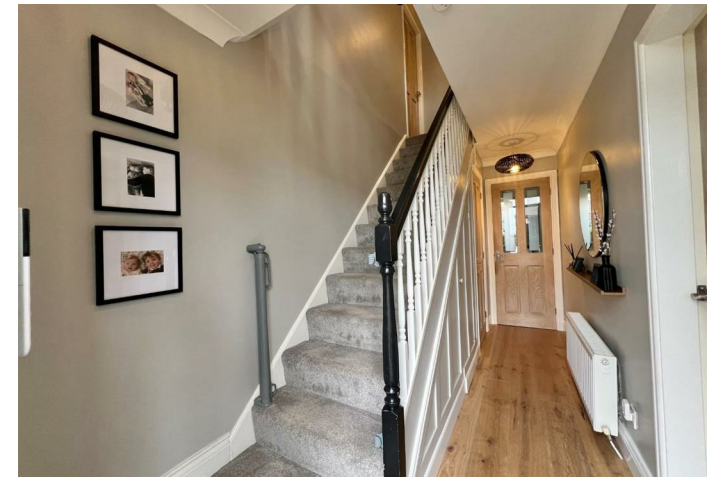
The internal accommodation comprises; entrance hallway with cloakroom/WC. Spacious lounge with window to the front aspect and log burner - giving a lovely cosy feel to the room. An archway opens to give access to the dining room which has French doors to the garden and also leads to the kitchen. The kitchen is fitted with a quality range of wall, base and drawer units with matching breakfast bar and space for appliances.

To the first floor there are four well-proportioned bedrooms, the main bedroom having walk in wardrobes, en-suite shower room and French doors with Juliet balcony. To conclude the accommodation there is a family bathroom with three piece suite.

Outside the house has a lawned garden with flower beds surrounding to the front. At the rear there is a good sized lawned garden which is enclosed and mainly laid to lawn with a decking area. Beyond the garden is the detached garage and driveway which comfortably fits three cars.

Kirk Merrington is a popular village located within just a short drive away from Spennymoor and its surrounded by an abundance of countryside. Spennymoor offers a wide range of shopping facilities.

Contact Robinsons for further information and to arrange an internal viewing.













Hallway

Quality flooring, radiator, storage cupboard, stairs to first floor

W / C

w/c, wash hand basin, tiled flooring and splashbacks

Lounge

15'0 x 14'1 (4.57m x 4.29m)

Upvc window, bay window, radiator, engineered herringbone flooring, log burner and surround

Dining Room

15'0 x 9'11 (4.57m x 3.02m)

Radiator, engineered herringbone flooring, french doors leading to rear

Kitchen

19'0 x 11'9 (5.79m x 3.58m)

Stunning wall & base units, range oven, american fridge freezer, dishwasher, washing machine, quality flooring, central island with marble worktop, sink with mixer tap and drainer, upvc window, radiator, french doors leading to rear

Landing

Upvc window, radiator, loft access, quality flooring

Bedroom One

14'3 x 10'6 (4.34m x 3.20m)

Upvc window, engineered flooring, large walk in wardrobes

En-suite

6'3 x 4'11 (1.91m x 1.50m)

Double shower cubicle, wash hand basin, w/c, chrome towel radiator, extractor fan, tiled throughout and splashbacks

Bedroom Two

12'0 x 11'0 (3.66m x 3.35m)

Quality flooring, upvc window, radiator

Bedroom Three

14'11 x 8'3 (4.55m x 2.51m)

Quality flooring, radiator, walk in wardrobes, upvc window

Bedroom Four

12'8 x 8'1 (3.86m x 2.46m)

Upvc window, radiator, loft access

Bathroom

7'5 x 5'6 (2.26m x 1.68m)

White panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, upvc window, quality flooring

Externally

To the front elevation is a lovely garden area, whilst to the rear there is a beautiful landscaped garden and patio which includes a large shed. The garden also leads to a large 3 car driveway and detached garage

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 Central Heating

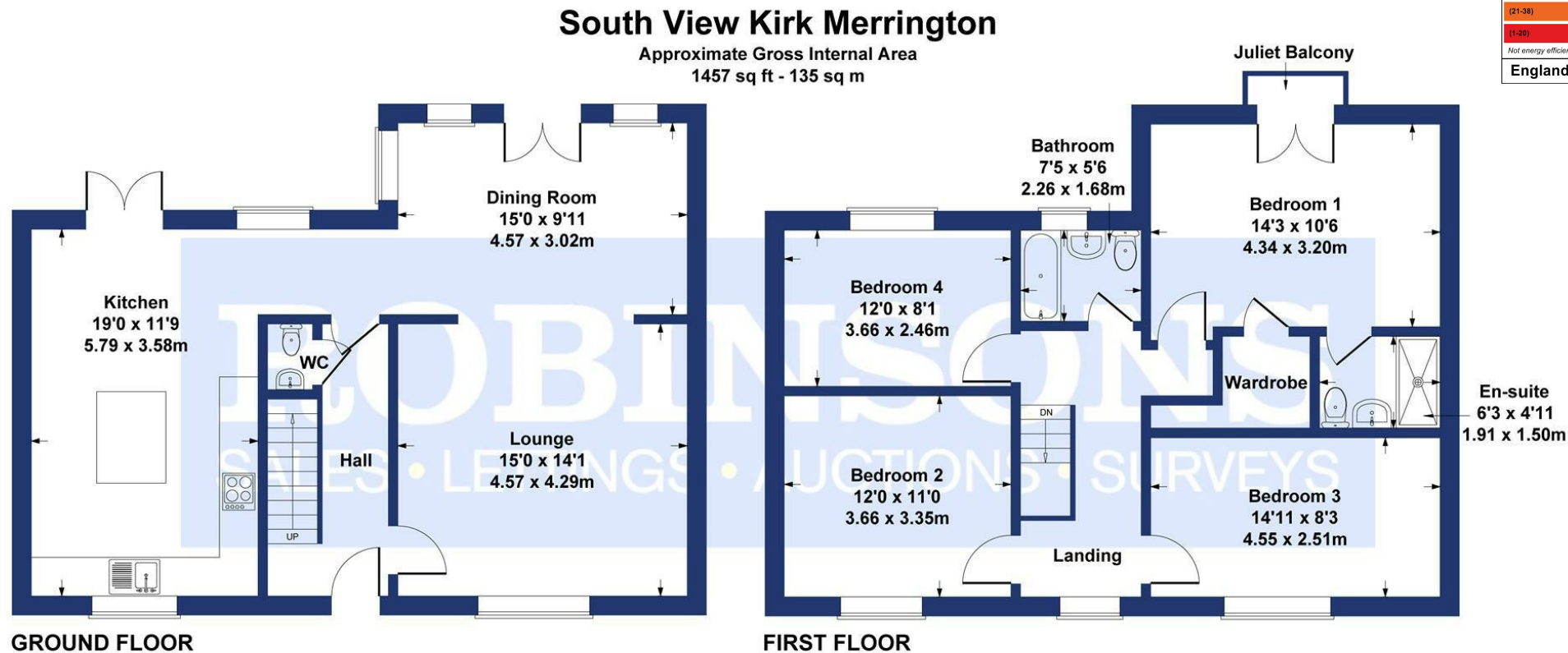
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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	

76

62

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





