



A significantly extended and tastefully improved four bedroom detached family/executive residence occupying a substantial plot extending to 0.3 acres or thereabouts within one of Yarm's most desirable locations, where properties are rarely available on the open market. The property enjoys an elevated position within this established location which is well placed for access to highly regarded junior and secondary schooling. The property is warmed by a gas central heating system and provides double glazing and a security alarm system. Briefly comprises; entrance lobby, hallway, cloakroom/WC, study, lounge, kitchen/dining room, garden room extension and utility room on the ground floor. The first floor leads to four generous bedrooms and the impressive family bathroom. In addition to the substantial, established gardens to front and rear, there is a driveway providing off street parking, which leads to the double garage. The property is well placed for transport links via the A19 road network and Yarm railway station. The cosmopolitan High Street offers excellent shopping facilities, together with bars, cafes, and restaurants.





GROUND FLOOR

ENTRANCE LOBBY

With double glazed entrance door. Door to ...

HALLWAY

With radiator, tiled floor, under stairs cupboard and open tread staircase to the first floor.

CLOAKROOM/WC

With low level WC and wash hand basin. Tiled floor, radiator, and double glazed window.

STUDY - 2.77m x 2.46m (9'1" x 8'1")

Radiator, double glazed window and fitted cupboards and shelving.

LOUNGE - 6.25m x 3.6m (20'6" x 11'10")

Feature inset gas fire, two radiators, two double glazed windows and coved ceiling.

KITCHEN/DINING ROOM - 6m x 3.53m (19'8" x 11'7")

Offering an excellent range of high quality fitted wall and floor units with granite worktops incorporating a one and a half bowl stainless steel sink unit with mixer taps. Built in double oven, ceramic hob, and extractor fan. Integrated dishwasher and recess for American style fridge freezer. Vertical radiator, coved ceiling, double glazed window, and double doors to ...

GARDEN ROOM - 5.6m (18'4") x 4.22m (13'10") reducing to 3.73m (12'3")

A wonderful extension to the property, with vaulted ceiling, three double glazed windows, two roof windows, two radiators, attractive flooring, and double doors to the rear garden.

UTILITY ROOM - 2.77m x 1.7m (9'1" x 5'7")

Further fitted units including a stainless steel sink unit. Storage cupboards to one wall, plumbing for automatic washing machine and vent for tumble dryer. Double glazed window and access door to the rear garden.

FIRST FLOOR

LANDING

With radiator, double glazed window, and loft hatch.

BEDROOM ONE - 4.6m x 3.6m (15'1" x 11'10")

Radiator, double glazed window, and coved ceiling.

BEDROOM TWO - 4.52m x 2.82m (14'10" x 9'3")

Radiator and double glazed window.



BEDROOM THREE - 3.68m x 2.57m (12'1" x 8'5")

Radiator and double glazed window.

BEDROOM FOUR - 3.58m x 2.13m (11'9" x 7')

Radiator and double glazed window.

BATHROOM - 2.77m x 2.62m (9'1" x 8'7")

White three piece suite comprising; panelled bath with shower attachment, pedestal wash hand basin and low level WC. Corner shower enclosure, part tiled walls, heated towel rail, double glazed window and downlighting.

EXTERNALLY

GARDENS & DOUBLE GARAGE

Lawned front garden with long driveway leading to the double garage with double up and over door, rear window, power points and lighting. The extensive rear garden is mainly laid to lawn with mature trees and shrub borders together with a paved patio area.

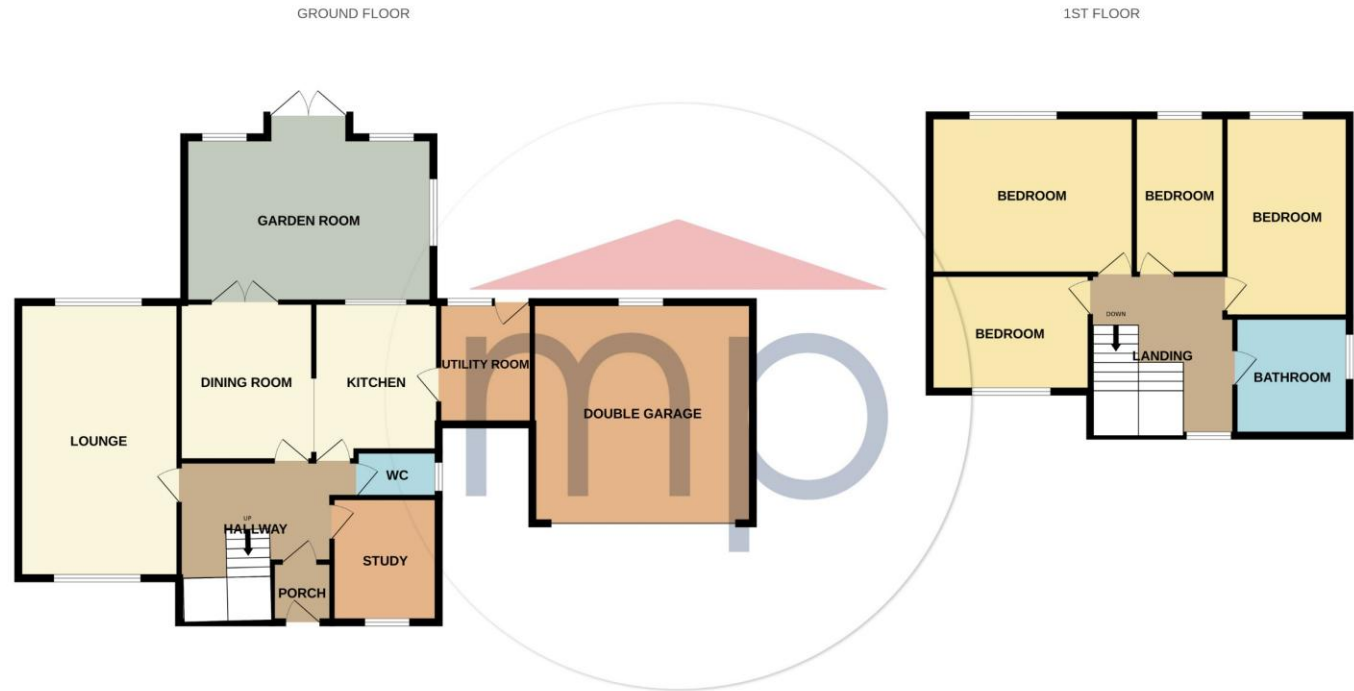
TENURE - FREEHOLD

COUNCIL TAX BAND E

AGENTS REF: - DC/LS/YAR230325/26012024

VIEWING: By appointment through our Yarm office on Tel: 01642 788878





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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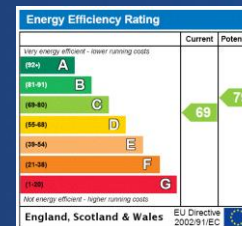
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