



The Orchard is a substantial five bedroom semi-detached home enjoying a delightful, semi-rural setting off Worsall Road in Yarm. Occupying a substantial plot, extending to just over 0.5 acres with beautiful, established gardens. The house has been impressively extended and remodelled and provides generous accommodation extending to over 2500 sq. ft. Briefly comprises entrance lobby, hallway, cloakroom/WC, lounge, dining room, study, kitchen, utility and cellar in the basement. On the first floor there are four spacious bedrooms with two having en-suite facilities and there is a family bathroom. On the second floor there is a further bedroom offering access to a loft room. The house is predominantly warmed by an underfloor heating system and there is an oil fired Aga range in the kitchen. Most windows in the house are replacement sealed unit double glazed units with some original sash windows. Externally there are impressive established gardens to the front, side and rear of the house with a driveway leading to the double car port with attached garage/workshop. The property is one of three properties accessed via a private driveway and enjoys a peaceful setting, whilst offering excellent access to transport links, highly regarded junior and secondary schooling and the cosmopolitan High Street is less than one mile away. Early internal viewing of this truly impressive home comes highly recommended.





GROUND FLOOR

ENTRANCE LOBBY

With feature arched entrance door, tiled floor, coved ceiling and half glazed door with leaded lights and matching side panels leading to ...

HALLWAY

With decorative cast iron fireplace, attractive wood flooring, coved ceiling, walk-in pantry, under stairs cupboard and staircase to the first floor.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Picture rail and tiled floor.

LOUNGE - 6.64m (21'9") x 4.46m (14'8") Measured into bay

A lovely bright and airy room with a Faber fireplace, wood flooring, sealed unit double glazed bay window to the side, with a further rear window and sealed unit double glazed door with side panels leading to the rear decked seating area.

DINING ROOM - 3.65m x 3.40m (12' x 11'2")

Two sealed unit double glazed windows, wood flooring and coved ceiling.

STUDY - 3.19m x 2.87m (10'6" x 9'5")

Two wall mounted electric heaters, two sealed unit double glazed windows and coved ceiling.

KITCHEN - 4.79m x 4.51m (15'9" x 14'10")

Offering a generous range of wall and floor units incorporating a one and a half bowl sink unit with mixer taps. Built in 'Aga' oil fired range oven, electric cooker point, integrated dishwasher and fridge. Sash window to the front.

UTILITY ROOM - 2.75m x 1.74m (9' x 5'9")

Fitted stainless steel sink unit, plumbing for automatic washing machine and wall mounted Worcester boiler. Fitted wall units, tiled floor, door to side and door to ...

CELLAR - 4.00m x 3.96m (13'1" x 13')

With window and shelved storage area.

FIRST FLOOR

LANDING

With sealed unit double glazed window, coved ceiling, wood flooring and inner landing with further sealed unit double glazed window and staircase to the second floor.

MASTER BEDROOM - 4.79m x 4.52m (15'9" x 14'10")

Cast iron display fireplace, two sash windows and ceiling cornicing. Lobby with fitted wardrobes and door to...

EN-SUITE BATHROOM - 2.87m x 2.12m (9'5" x 6'11")

Shower bath, pedestal wash hand basin and low level WC. Two sealed unit double glazed windows, vertical radiator, part tiled walls and coved ceiling.



BEDROOM TWO - 5.02m x 3.68m (16'6" x 12'1")

Measured into bay

Two sealed unit double glazed windows to the rear and a sealed unit double glazed bay window to the side. Fitted wardrobes, wood flooring and coved ceiling.

EN-SUITE SHOWER ROOM - 2.88m x 1.21m (9'5" x 4')

Double shower enclosure, pedestal wash hand basin and low level WC. Part tiled walls, heated towel rail and sealed unit double glazed window.

BEDROOM THREE - 4.14m x 3.14m (13'7" x 10'4")

Two sealed unit double glazed windows, wood flooring and coved ceiling.

BEDROOM FOUR - 3.41m x 2.61m (11'2" x 8'7")

Sealed unit double glazed window, wood flooring and coved ceiling.

BATHROOM - 2.86m x 2.57m (9'5" x 8'5")

Enclosed bath, pedestal wash hand basin and low level WC. Shower enclosure, part tiled walls, sealed unit double glazed windows and built in cupboard housing the hot water cylinder.

SECOND FLOOR

BEDROOM FIVE - 4.20m (13'9") x 4.08m (13'5") reducing to 3.10m (10'2")

Sealed unit double glazed window and access to the loft room.

LOFT ROOM - 4.63m x 4.0m (15'2" x 13'1")

With roof window.

EXTERNALLY

The property occupies a substantial plot extending to just over 0.5 acres in this exclusive, private setting off Worsall Road. Directly to the front of the house there is an established garden with an abundance of trees and shrubs and block paved paths. The driveway leads round to a purpose built double car port with attached workshop/garage with storage loft and sink unit. Both the car port and workshop also have power points and lighting. There are further shrub gardens to the side and rear of the car port block together with further mature trees. To the side and rear of the house there are substantial lawns, a variety of established trees and shrubs together with a greenhouse and timber shed. In addition, there is a decked seating area, paved patio and paths and an outside water tap.

TENURE - FREEHOLD

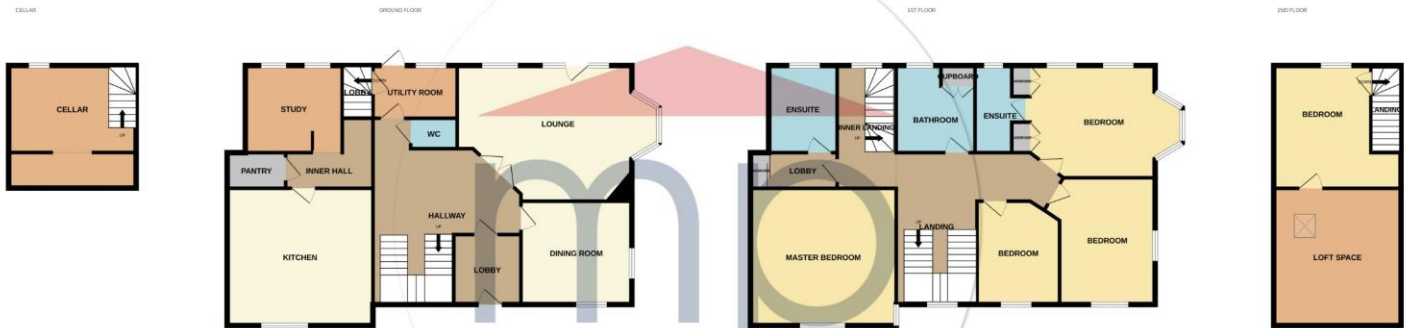
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VIEWING: By appointment through our Yarm office on
Tel: **01642 788878**



The Orchard, Worsall Road, Yarm, TS15 9EF



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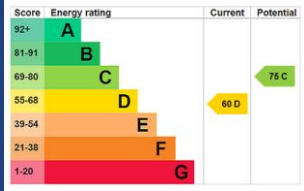
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