



A wonderful detached riverside home located in one of Yarm's most desirable settings. This delightful family home is a short walk from Yarm Independent School and the cosmopolitan High Street and enjoys a prime position, with panoramic views of the river and open countryside beyond. Significantly remodelled by the current owners, with planning consent passed for significant side and rear extensions. The house is warmed by a gas central heating system and provides double glazing, a security system including CCTV and accommodation briefly comprising; open entrance hallway, cloakroom/WC study, lounge, dining room and kitchen on the ground floor. The first floor provides four generous bedrooms and a luxurious redesigned bathroom. The plot extends to approximately 0.15 acres, with attractive gardens, outdoor entertainment room, seating areas taking in the stunning river views, jetty, extensive block paved area providing parking for a number of vehicles to the front and single garage. A great opportunity to purchase a highly sought after home, which we feel will appeal to even the most discerning buyer. Early viewing comes unreservedly recommended.





## **GROUND FLOOR**

### **OPEN ENTRANCE HALLWAY**

With entrance door, bespoke oak and glass staircase to the first floor and built in storage cupboard.

### **CLOAKROOM/WC**

With low level WC and wash hand basin in vanity unit. Attractive subway style wall tiling and double glazed window.

### **STUDY - 3.33m (10'11") reducing 2.34m (7'8") x 2.51m (8'3")**

Radiator and double glazed window.

### **LOUNGE - 6.54m x 3.24m (21'5" x 10'8")**

A bright and airy room with double glazed window to the front and double glazed French doors opening to the rear garden. Wood burning stove with glass hearth, radiator and ceiling downlighting.

### **DINING ROOM - 3.00m x 2.72m (9'10" x 8'11")**

Radiator, coved ceiling and double glazed French doors to the rear garden. Opening to ...

### **KITCHEN - 3.88m x 2.65m (12'9" x 8'8")**

With a generous range of fitted wall and floor units incorporating a stainless steel sink unit with mixer taps. Built in double oven, five ring gas hob and extractor fan. Integrated fridge/freezer and dishwasher. Radiator, double glazed window and side access door.

## **FIRST FLOOR**

### **LANDING**

With loft hatch.

### **BEDROOM ONE - 4.98m (16'4") reducing to 4.01m (13'2") to robes x 3.28m (10'9")**

Fitted wardrobes, radiator and two double glazed windows.

### **BEDROOM TWO - 3.35m x 3.18m (11' x 10'5")**

Radiator, double glazed window and downlighting.

### **BEDROOM THREE - 3.28m x 2.50m (10'9" x 8'2")**

Radiator and double glazed window.

### **BEDROOM FOUR - 2.63m (8'8") to robes x 2.63m (8'8")**

Fitted wardrobes, radiator and double glazed window.

### **BATHROOM - 3.60m x 1.74m (11'10" x 5'9")**

Luxuriously redesigned with a free standing bath having shower taps, wash hand basin in vanity unit and low level WC. Double shower enclosure, tiled floor, chrome effect heated towel rail and double glazed window.

## **EXTERNALLY**

To the front of the house there is a substantial block paved area providing parking for numerous vehicles. In addition, there is access to a single garage with up and over door, EV charger, power points and lighting. The rear garden offers picturesque views over the river and open countryside beyond. There are generous lawns and a decked area taking full advantage of the stunning views. There is a purpose built outdoor insulated entertainment room with bar and bi-folding doors opening to the generous paved patio area, which is a wonderful socialising space. In addition, there is a jetty area with bordering the river.

## **TENURE - FREEHOLD**

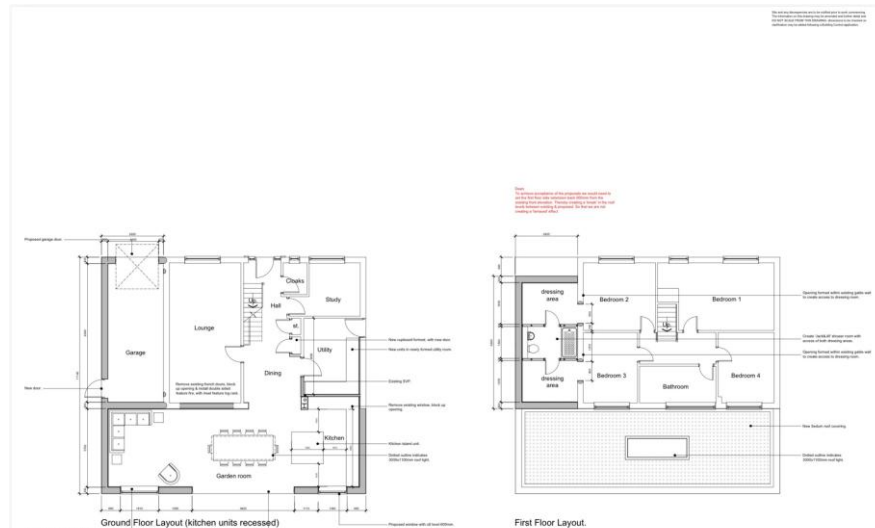
## **COUNCIL TAX BAND E**

**AGENTS REF:** - DC/LS/YAR250353/06022026

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



# Planning consent passed for significant side and rear extensions.





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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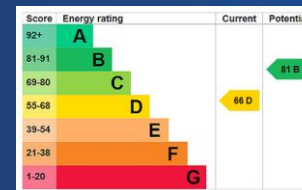
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