

## KINGSTON WAY, YARM, TS15 9ZJ

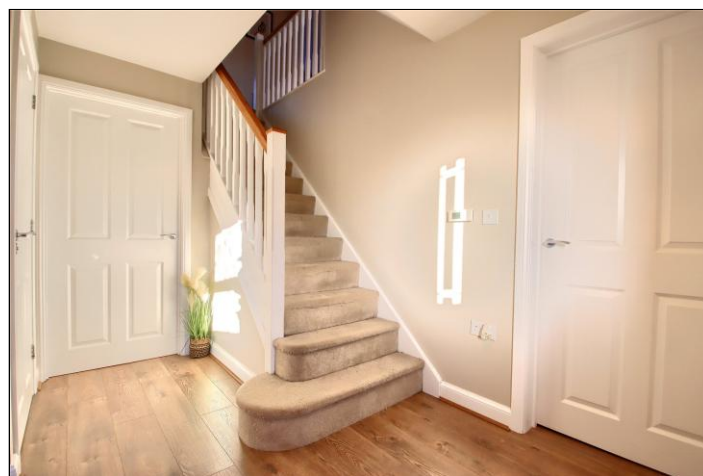
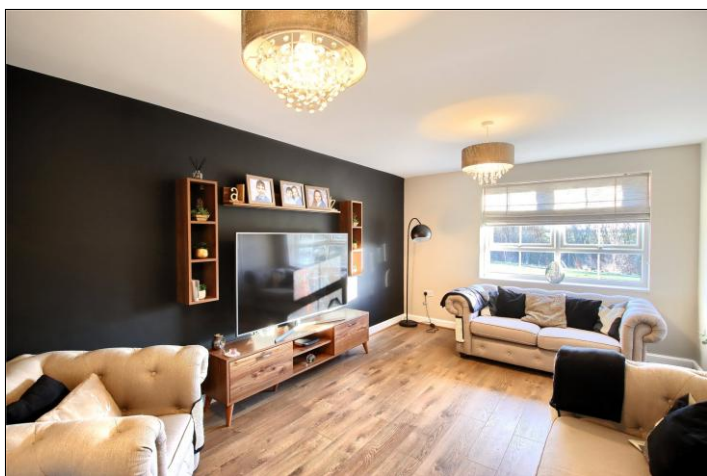


- ▲ Enjoying a prime position with a lovely open aspect looking out towards a pleasant woodland area
- ▲ A larger style four bedroom detached family home located within the popular 'Leven Woods' development in Yarm
- ▲ Full width kitchen/dining/family area with built in oven and hob, integrated fridge/freezer and dishwasher
- ▲ Versatile study/playroom
- ▲ Utility room and cloakroom/WC
- ▲ Four generous bedrooms with two having fitted wardrobes
- ▲ En-suite shower room to the master bedroom and family bathroom with white three piece suite
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Lawned gardens to front and rear, block paved driveway and single garage

**£349,950**

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Enjoying a prime position with a lovely open aspect looking out towards a pleasant woodland area, a larger style four bedroom detached family home located within the popular 'Leven Woods' development in Yarm with lawned gardens to front and rear, block paved driveway and single garage.

### GROUND FLOOR

**ENTRANCE HALLWAY**

**CLOAKROOM/WC**

**LOUNGE - 5.03m x 3.35m (16'6" x 11')**

**STUDY - 2.25m x 2.15m (7'5" x 7'1")**

**KITCHEN/DINING/FAMILY AREA - 8.10m (26'7") x 3.08m (10'1")  
reducing to 2.62m (8'7")**

**UTILITY ROOM - 1.68m x 1.60m (5'6" x 5'3")**

### FIRST FLOOR

#### **LANDING**

**BEDROOM ONE - 3.86m x 3.56m (12'8" x 11'8")**  
Fitted wardrobes.

**EN-SUITE SHOWER ROOM - 2.27m x 1.43m (7'5" x 4'8")**

**BEDROOM TWO - 4.32m (14'2") reducing to 3.51m (11'6") x 2.93m (9'7")**

**BEDROOM THREE - 3.14m x 2.98m (10'4" x 9'9")**

**TO VIEW: Tel: 01642 788878**  
59 High Street, Yarm, TS15 9BH

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**BEDROOM FOUR - 2.83m x 2.75m (9'3" x 9')**

Fitted wardrobes.

**BATHROOM - 2.14m x 1.70m (7' x 5'7")**

**EXTERNALLY**

**GARDENS & GARAGE**

Lawned front garden. A block paved side driveway provides off street parking and leads to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with a paved patio area.

**AGENTS REF:** - DC/LS/YAR250429/07012026

**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**

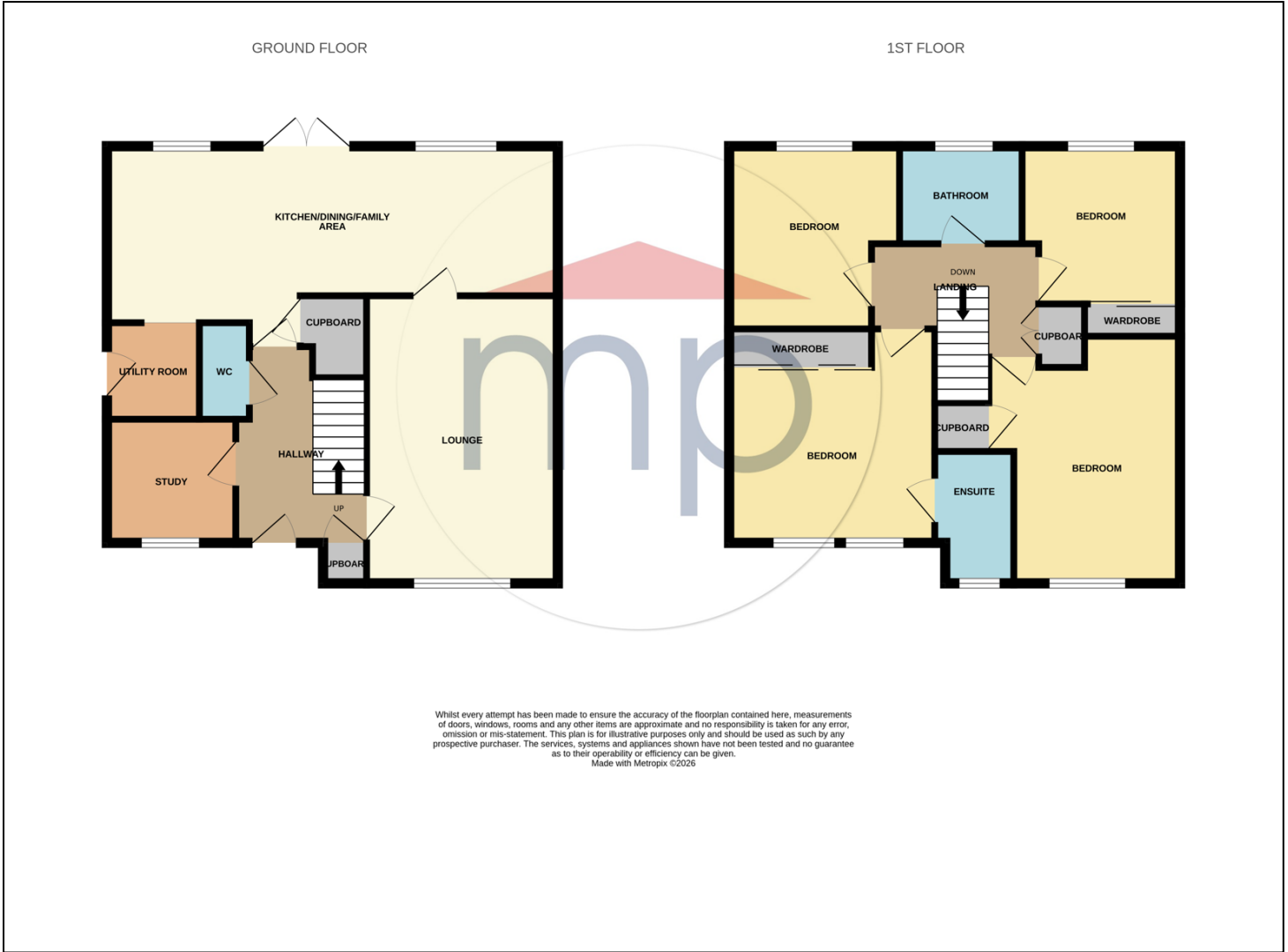


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