

ST. MARTINS WAY, KIRKLEVINGTON, YARM, TS15 9NR



- ▲ A beautifully refurbished four bedroom detached family home, improved to an exceptionally high standard by the present owner
- ▲ Occupying a surprisingly generous plot with delightful gardens, block paved double width driveway and double garage
- ▲ Enjoying an enviable position within the sought after village of Kirklevington with its excellent Junior School and convenient access to transport links
- ▲ Extensive Lounge with contemporary electric fire stretching from the front to back of the house, together with a versatile Study
- ▲ Stunning redesigned Kitchen/Dining Room with high quality units, integrated appliances and bi-folding doors to the rear south facing garden
- ▲ Four spacious bedrooms, all with fitted wardrobes and the Master has a luxurious fully tiled En-Suite Bathroom with separate shower
- ▲ Remodelled fully tiled Family Bathroom with white three piece suite and separate double shower enclosure
- ▲ Gas central heating system and recently fitted double glazing and external doors throughout
- ▲ Additional features include attractive decor and flooring together with a feature oak and glass staircase

£450,000

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A beautifully refurbished four bedroom detached family home, improved to an exceptionally high standard by the present owner and occupying a surprisingly generous plot with delightful gardens, block paved double width driveway and double garage.

KITCHEN/DINING ROOM - 6.81m (22'4") x 4.83m (15'10") reducing to 3.02m (9'11")

With bi-folding doors with Thomas Sanderson blinds opening to the south facing rear garden.

GROUND FLOOR

FIRST FLOOR

ENTRANCE HALLWAY

LANDING

CLOAKROOM/WC

BEDROOM ONE - 4.99m x 3.28m (16'4" x 10'9")

Fitted wardrobes.

STUDY - 2.73m x 2.70m (8'11" x 8'10")

EN-SUITE BATHROOM - 3.25m x 1.65m (10'8" x 5'5")

LOUNGE - 6.73m x 3.28m (22'1" x 10'9")

BEDROOM TWO - 4.33m x 2.71m (14'2" x 8'11")

Built in wardrobes/ cupboards.

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BEDROOM THREE - 3.77m x 2.59m (12'4" x 8'6")

Built in wardrobe/storage.

BEDROOM FOUR - 3.32m (10'11") reducing to 2.78m (9'1") x 3.03m (9'11")

Built in wardrobe/storage.

BATHROOM - 2.90m x 1.65m (9'6" x 5'5")

EXTERNALLY

GARDENS, PARKING & DOUBLE GARAGE

The property occupies a generous plot within the sought after village of Kirklevington. There is a lawned front garden together with a variety of established shrubs. A block paved double width driveway provides generous off street parking and leads to the double garage with roller door, power points and lighting. A side access path leads to the extensive, enclosed south facing rear garden which is mainly laid to lawn with shrub borders and an extensive full width paved patio area ideal for outdoor entertaining. In addition, there is a timber shed, outside power points and a potting shed/workshop to the side of the property behind the garage.

AGENTS NOTE: - Please be advised the current EPC is prior to improvements.

AGENTS REF: - DC/LS/YAR260003/23042026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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