

HALLMOOR CLOSE, KIRKLEVINGTON, YARM, TS15 9NN



- ▲ An attractively remodelled detached bungalow improved to an exceptionally high standard by the present owners
- ▲ Bright and airy Lounge/Dining Room with windows to two elevations
- ▲ Superb redesigned Kitchen with high quality units, built in oven, gas hob, microwave oven, integrated fridge/freezer and dishwasher
- ▲ Two generous double bedrooms with the master having an excellent range of fitted wardrobes
- ▲ Luxurious redesigned Bathroom with white three piece suite and attractive wall tiling together with a Cloakroom/WC
- ▲ Attractive landscaped gardens, with the West facing rear garden not directly overlooked, large block paved driveway and double garage with electric remote door
- ▲ Gas central heating system and double glazing
- ▲ Lovely cul-de-sac setting within the sought after village of Kirklevington
- ▲ Enjoy sunset views from the Lounge/Garden

£350,000

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An attractively remodelled detached bungalow improved to an exceptionally high standard by the present owners with attractive landscaped gardens, with the West facing rear garden not directly overlooked, large block paved driveway and double garage.

BEDROOM TWO - 3.29m x 2.98m (10'10" x 9'9")

STUDY - 3.87m x 1.52m (12'8" x 5')

BATHROOM - 2.94m (9'8") reducing to 1.94m (6'4") x 2.20m (7'3")

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

**LOUNGE/DINING ROOM - 5.97m (19'7") x 4.63m (15'2")
reducing to 3.85m (12'8")**

KITCHEN - 3.65m x 2.84m (12' x 9'4")

BEDROOM ONE - 4.85m (15'11") x 2.94m (9'8") to robes

EXTERNALLY

GARDENS, PARKING & DOUBLE GARAGE

Lawned front garden with a variety of shrubs. A large block paved driveway provides off street parking for a number of vehicles with automated lights at dusk and leads to the double garage with electric remote door, side door, plumbing for washing machine, water, power points and lighting. The delightful West facing rear garden is fully enclosed with wooden fencing, is not directly overlooked and has been attractively landscaped, with a shaped lawn, gravelled surround, two paved patio areas, shrub borders, timber shed and outside power points.

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

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AGENTS REF: - DC/LS/YAR260004/23042026

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Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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