



An exceptional five-bedroom, double-fronted detached family/executive residence, occupying a prime position with a desirable South-Westerly rear aspect within the prestigious Morley Carr Farm development in Yarm. Built by Taylor Wimpey to the highly regarded 'Mappleton' design, the property has been further enhanced by the current owners to an impressive standard throughout. This beautifully presented home benefits from gas central heating, double glazing, and a security alarm system. The well-appointed ground floor accommodation briefly comprises: a welcoming entrance hallway, cloakroom/WC, an elegant lounge, formal dining room, study/snug, a remodelled kitchen/breakfast room finished to a high specification and a separate utility room. To the first floor, a generous landing provides access to five well-proportioned bedrooms, two of which feature en-suite facilities, in addition to a contemporary family bathroom. Externally, the front garden enjoys a pleasant outlook over an open grassed area, while the enclosed rear garden, benefiting from its South-Westerly aspect, provides an ideal setting for outdoor entertaining. Electrically operated double gates open to a substantial driveway, which provides off-street parking for up to four vehicles and leads to a double garage. The property is conveniently situated for access to highly regarded Junior and Secondary schools, local shopping facilities, and excellent transport links, with Yarm railway station within easy walking distance. Yarm's historic and vibrant High Street, approximately 1.3 miles away, offers a wide selection of independent shops, bars, and restaurants. This sumptuous property has been competitively priced to encourage an early sale, and viewing is strongly recommended to fully appreciate the quality and location of this outstanding home.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, radiator, built in cupboard, under stairs storage cupboard and staircase leading to the first floor.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Chrome effect heated towel rail.

LOUNGE - 5.83m x 4.60m (19'2" x 15'1")

Feature electric fire set in a media wall. Two radiators, ceiling downlighting and double glazed French doors opening to the rear garden.

DINING ROOM - 4.26m (14') x 3.36m (11') Measured into bay

Radiator and double glazed bay window to the front.

STUDY/SNUG - 3.37m x 3.34m (11'1" x 10'11")

Versatile room with radiator and double glazed bay window to the front.

KITCHEN/BREAKFAST AREA - 5.81m x 3.33m (19'1" x 10'11")

Attractively remodelled with an excellent range of fitted wall and floor units, with matching island unit, having high quality worktops incorporating an under mounted sink unit with hot water tap. Built in double oven, microwave oven, ceramic hob and extractor fan. Integrated dishwasher and recess for American style fridge freezer. Radiator, ceiling downlighting, double glazed window and double glazed French doors to the rear garden.

UTILITY ROOM - 1.76m x 1.72m (5'9" x 5'8")

Further fitted units with attractive high quality worktops and an under mounted sink unit with mixer taps. Integrated washing machine and tumble dryer. Radiator and side access door.

FIRST FLOOR

LANDING

With double width loft hatch to half boarded loft space.

MASTER BEDROOM - 5.25m (17'3") reducing to 4.09m (13'5") x 4.09m (13'5") to robes, reducing to 3.38m (11'1")

Fitted wardrobes, radiator and double glazed window.

EN-SUITE BATHROOM

White three piece suite comprising; panelled bath, pedestal wash hand basin and low level WC. Double shower enclosure, tiled walls and floor, double glazed window and chrome effect heated towel rail.

BEDROOM TWO - 3.98m (13'1") x 3.55m (11'8") reducing to 2.86m (9'5")

Radiator and double glazed window.

EN-SUITE SHOWER ROOM

Shower enclosure, wash hand basin and low level WC. Part tiled walls, double glazed window and chrome effect heated towel rail.



BEDROOM THREE - 4.40m (14'5") reducing to 3.40m (11'2") x 2.90m (9'6")

Radiator and double glazed window.

BEDROOM FOUR - 3.36m x 3.28m (11' x 10'9")

Radiator and double glazed window.

BEDROOM FIVE - 3.13m x 2.33m (10'3" x 7'8")

Fitted wardrobes, radiator and double glazed window.

BATHROOM - 3.27m x 2.40m (10'9" x 7'10")

White three piece suite comprising; panelled bath, pedestal wash hand basin and low level WC. Double shower enclosure, tiled walls and floor, double glazed window and chrome effect heated towel rail. Built in airing cupboard.

EXTERNALLY

GARDENS, PARKING & DOUBLE GARAGE

Lawned area to the front of the house with a lovely aspect over an open grassed area and pathway leading to the front entrance. The South Westerly facing rear garden is mainly laid to lawn with an extensive paved patio area, ideal for outdoor entertaining. Double electrically operated gates open to a generous four car driveway with access to the double garage with two up and over doors, power points and lighting.

TENURE - FREEHOLD

COUNCIL TAX BAND F

AGENTS REF: - DC/LS/YAR260098/03032026

VIEWING: By appointment through our Yarm office on

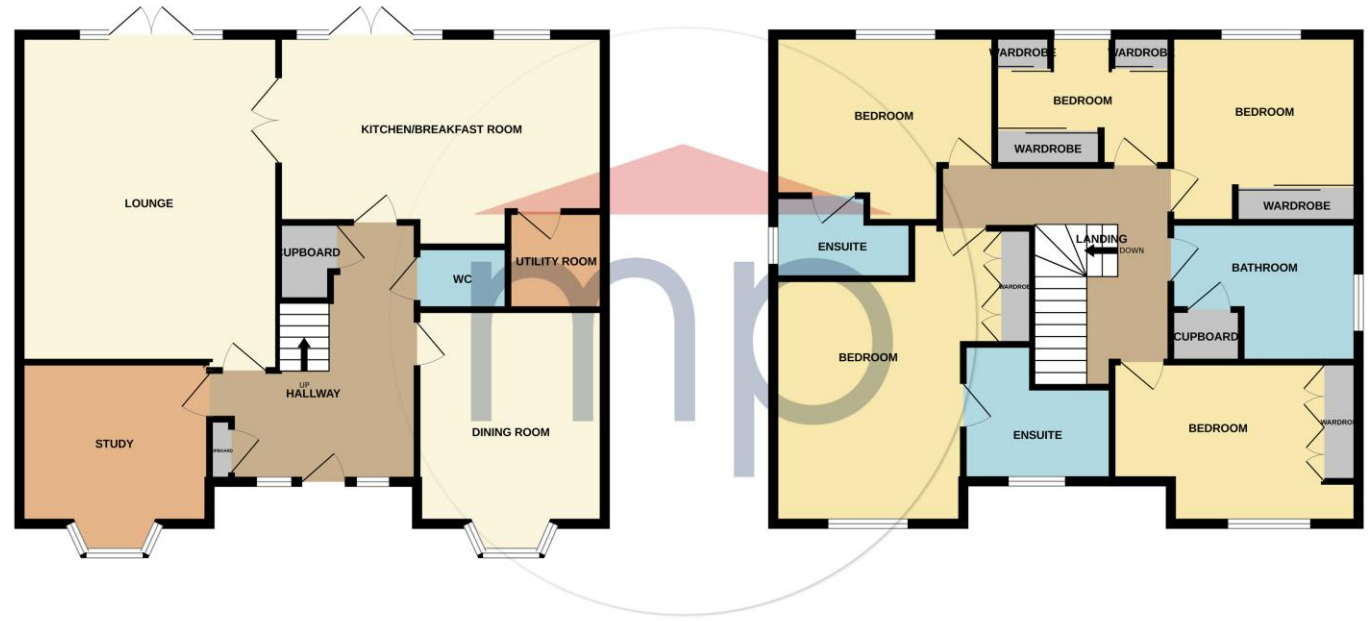
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GROUND FLOOR

1ST FLOOR



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Nicholas May
Yarm Branch

T. 01642 788878
E. yarm@michaelpoole.co.uk
59 High Street, Yarm. TS15 9BH

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