

## BRAUNTON WAY, YARM, TS15 9GA



- ▲ A very impressive, tastefully presented four bedroom detached family/executive home enjoying a Southerly aspect to the rear
- ▲ Constructed by Bellway Homes to the 'Grassington' design and extensively upgraded to an extremely high specification
- ▲ Occupying a delightful plot within the Conyers Green development in Yarm close to highly regarded schooling and transport links
- ▲ Delightful gardens, generous block paved driveway, detached single garage and purpose built bar ideal for outdoor entertaining
- ▲ Spacious Lounge with electric fire in feature surround, front bay window, together with a versatile Study
- ▲ Stunning full width Kitchen/Dining/Family area with built in double oven, gas hob, integrated fridge/freezer and dishwasher
- ▲ Utility Room with further fitted units together with a Cloakroom/WC
- ▲ Four spacious bedrooms, En-suite to Master Bedroom and Family Bathroom with white suite and separate shower
- ▲ Features include attractive flooring, a gas central heating system and double glazing

**£375,000**

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Occupying a delightful plot within the Conyers Green development in Yarm, a very impressive, tastefully presented four bedroom detached family/executive home enjoying a Southerly aspect to the rear, constructed by Bellway Homes to the 'Grassington' design and extensively upgraded to an extremely high specification.

#### **GROUND FLOOR**

##### **ENTRANCE HALLWAY**

**CLOAKROOM/WC - 1.70m x 0.88m (5'7" x 2'11")**

**LOUNGE - 5.69m (18'8") x 4.00m (13'1") Measured into bay**

**STUDY - 2.50m x 2.13m (8'2" x 7')**

**KITCHEN/DINING/FAMILY AREA - 8.76m x 3.29m (28'9" x 10'10")**

**UTILITY ROOM - 1.70m x 1.60m (5'7" x 5'3")**

#### **FIRST FLOOR**

##### **LANDING**

**MASTER BEDROOM - 3.87m x 3.53m (12'8" x 11'7")**  
Fitted wardrobes.

**EN-SUITE SHOWER ROOM - 1.68m x 1.55m (5'6" x 5'1")**

**BEDROOM TWO - 4.07m (13'4") reducing to 3.37m (11'1") x 3.31m (10'10")**  
Fitted wardrobes.

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

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## **BEDROOM THREE - 3.82m x 3.49m (12'6" x 11'5")**

Fitted wardrobes.

## **BEDROOM FOUR - 3.86m x 2.91m (12'8" x 9'7")**

## **BATHROOM - 2.77m x 2.17m (9'1" x 7'1")**

### **EXTERNALLY**

#### **GARDENS & GARAGE**

Lawned front garden having a variety of shrubs. A generous block paved driveway provides off street parking and leads to the detached single garage with up and over door, power points and lighting. In addition, there is an EV charger. A side access gate leads to the delightful rear garden which enjoys a Southerly aspect and is mainly laid to lawn with shrub borders, a paved patio area and a covered, decked seating area. In addition, there is a great, purpose built bar/entertaining area with electric connected and access door direct from the garden.

**AGENTS REF:** - DC/LS/YAR260114/24032026

**Council Tax Band:** F      **Tenure:** Freehold

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

Tel: **01642 788878**

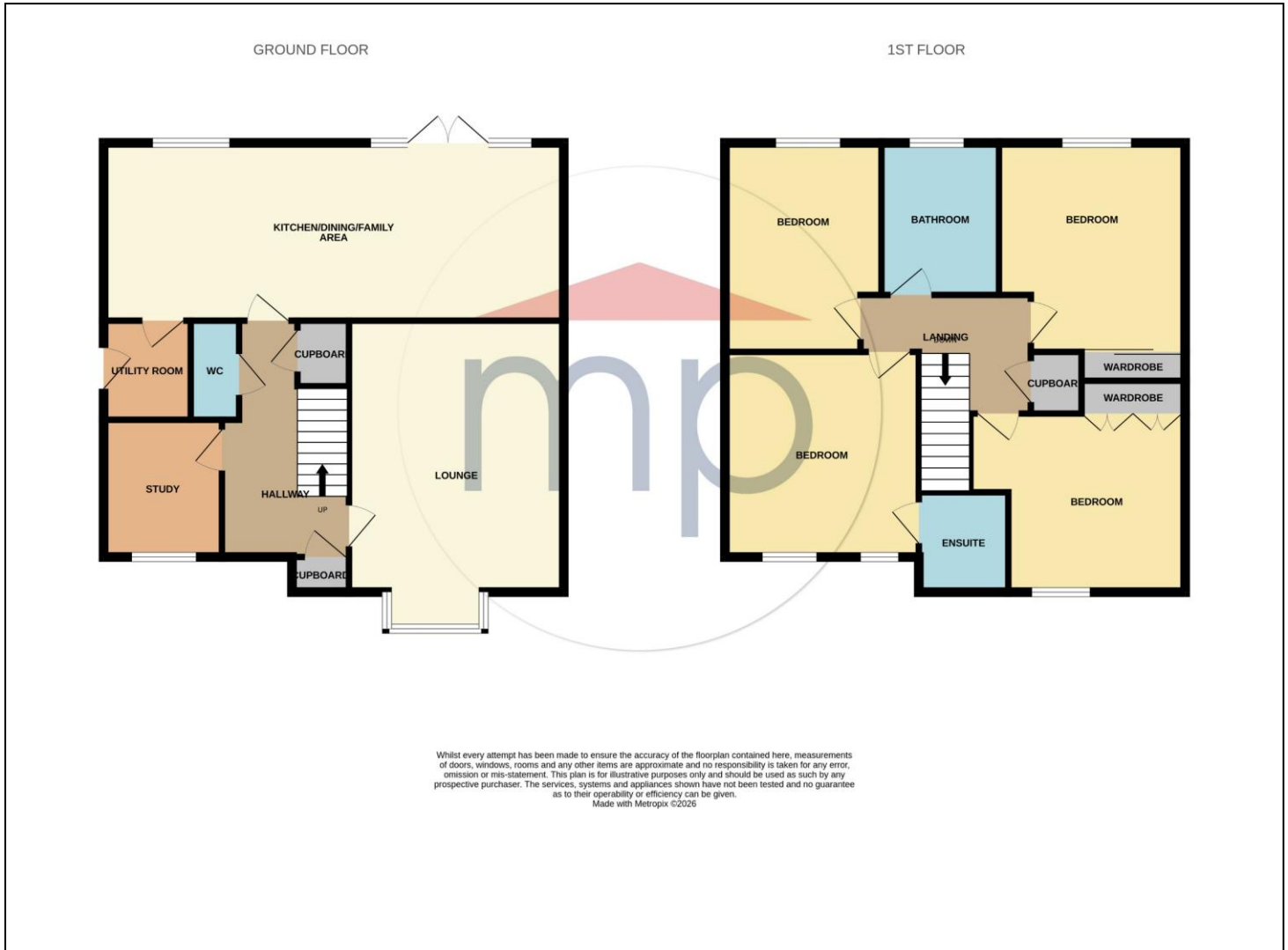


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