

WOODLANDS DRIVE, YARM, TS15 9NU



- ▲ Occupying a generous plot of approximately 0.19 acres or thereabouts in this sought after area of Yarm
- ▲ A spacious four bedroom detached family home enjoying a very pleasant, elevated position
- ▲ Houses are rarely available for sale on this exclusive road, located directly off Leven Road
- ▲ Spacious, bright and airy lounge with separate dining room
- ▲ Double glazed Conservatory overlooking the rear garden and useful Study/Office
- ▲ Kitchen with built in oven, hob and integrated dishwasher, generous utility room and cloakroom/WC
- ▲ Four generous bedrooms together with the family bathroom
- ▲ Gas central heating system via a Baxi Platinum boiler and double glazing
- ▲ Generous lawned gardens to front and rear, driveway providing off street parking and double garage

£495,000

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Occupying a generous plot of approximately 0.19 acres or thereabouts in this sought after area of Yarm, a spacious four bedroom detached family home enjoying a very pleasant, elevated position with generous lawned gardens to front and rear, driveway providing off street parking and double garage.

GROUND FLOOR

ENTRANCE LOBBY

With double glazed entrance door and internal door to ...

HALLWAY

With under stairs cupboard, radiator and open tread staircase to the first floor.

CLOAKROOM/WC

Low level WC and wash hand basin. Double glazed window.

STUDY - 2.66m x 2.43m (8'9" x 8')

Radiator and double glazed window.

LOUNGE - 6.27m x 3.64m (20'7" x 11'11")

Living flame effect gas fire set in a feature surround with inset and hearth. Double glazed windows to front and rear, two radiators and coved ceiling. Opening to ...

DINING ROOM - 3.61m x 3.03m (11'10" x 9'11")

Radiator and double glazed double doors to ...

CONSERVATORY - 3.33m x 2.91m (10'11" x 9'7")

Double glazed with double doors to the rear garden.

KITCHEN - 3.35m x 2.84m (11' x 9'4")

Fitted wall and floor units incorporating an inset stainless steel sink unit. Built in oven with ceramic hob and integrated dishwasher. Double glazed window and door to ...

UTILITY ROOM - 3.35m x 1.85m (11' x 6'1")

Plumbing for automatic washing machine, built in cupboard with Baxi Platinum boiler, double glazed window and doors to the front and rear.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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FIRST FLOOR

LANDING

With radiator, double glazed window and loft hatch.

BEDROOM ONE - 4.60m x 3.64m (15'1" x 11'11")

Spacious master bedroom with radiator and double glazed window.

BEDROOM TWO - 4.55m x 2.82m (14'11" x 9'3")

Vanity wash hand basin, radiator and double glazed window.

BEDROOM THREE - 3.66m x 2.54m (12' x 8'4")

Radiator and double glazed window.

BEDROOM FOUR - 3.64m x 2.13m (11'11" x 7')

Radiator and double glazed window.

BATHROOM - 2.44m x 2.31m (8' x 7'7")

Corner bath, pedestal wash hand basin and low level WC. Shower cubicle, tiled walls, radiator and double glazed window.

EXTERNALLY

GARDENS, PARKING & DOUBLE GARAGE

The property sits upon a generous plot extending to approximately 0.19 acres or thereabouts. The front garden is mainly laid to lawn with a driveway providing off street parking together with access to the double garage with double automatic roller door and rear access door. The substantial rear garden enjoys a very nice, elevated aspect, again being mainly laid to lawn with shrub borders.

AGENTS REF: - DC/LS/YAR260131/29042026

Council Tax Band: F **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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