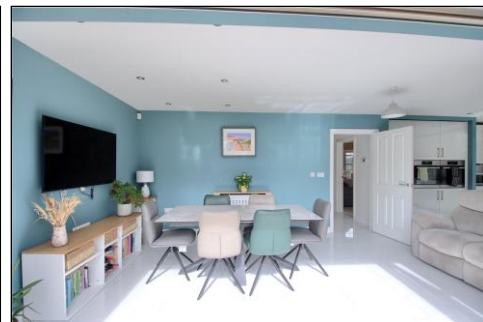


FACEBY GROVE, KIRKLEVINGTON, YARM, TS15 9YG



- ▲ An impressive four bedroom detached home constructed by Story Homes to the popular 'Harrison' design
- ▲ Enjoying a particularly pleasant plot position with a pleasant outlook, within the prestigious St. Martin's Green development in Kirklevington
- ▲ Presented to an excellent standard and enhanced by numerous upgrades over and above the original builder's specification
- ▲ Spacious bright and airy lounge
- ▲ Open plan kitchen/dining/family area with an attractive range of fitted units and having bi-folding doors to the rear garden
- ▲ The kitchen provides a twin oven, induction hob, integrated fridge/freezer, dishwasher and washing machine
- ▲ Four spacious bedrooms and attractive fittings to the master en-suite and family bathroom
- ▲ Pleasant gardens to front and rear (with the rear being South facing), triple width block paved driveway and single garage
- ▲ Gas central heating system and double glazing, with over 5 years of the NHBC builder's warranty remaining. (Property was newly built in May 2022)

£375,000

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An impressive four bedroom detached home constructed by Story Homes to the popular 'Harrison' design, enjoying a particularly pleasant plot position with a pleasant outlook, within the prestigious St. Martin's Green development in Kirklevington, presented to an excellent standard and enhanced by numerous upgrades over and above the original builder's specification.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 4.55m x 3.37m (14'11" x 11'1")

KITCHEN/DINING/FAMILY AREA - 8.30m (27'3") x 3.83m (12'7") reducing to 3.18m (10'5")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.60m x 3.39m (15'1" x 11'1")

EN-SUITE SHOWER ROOM

BEDROOM TWO - 4.46m (14'8") reducing to 3.82m (12'6") x 2.54m (8'4")

BEDROOM THREE - 3.86m (12'8") reducing to 2.77m (9'1") x 3.27m (10'9")

BEDROOM FOUR - 3.45m (11'4") reducing to 2.77m (9'1") x 2.68m (8'10")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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BATHROOM - 2.80m x 2.11m (9'2" x 6'11")

AGENTS REF: - DC/LS/YAR260287/19082026

EXTERNALLY

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

GARDENS, PARKING & GARAGE

Low maintenance gravelled front garden with a block paved triple width driveway leading to the single garage with up and over door, power points and lighting. The generous South facing rear garden is enclosed and mainly laid to lawn with shrub borders, paved patio area, vegetable garden and fenced boundary.

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

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