

KNAITH CLOSE, YARM, TS15 9TL



- ▲ Early internal viewing of this superb three bedroom detached home is essential to fully appreciate the wonderful extended accommodation
- ▲ Occupying a generous plot with landscaped gardens to the front, side and rear, the rear being south facing
- ▲ Double width driveway, EV charger and single garage
- ▲ Spacious lounge leading through to the dining room extension which has double glazed French doors to the side patio area
- ▲ Extensive L' shaped conservatory with access doors opening to the rear garden
- ▲ Impressive breakfast kitchen with a good range of fitted units, built-in oven and hob and integrated dishwasher
- ▲ The ground floor also offers a utility room and cloakroom/WC
- ▲ Three bedrooms with two having fitted wardrobes and a luxurious redesigned shower room with high quality fittings
- ▲ Gas central heating system and double glazing
- ▲ Pleasant cul-de-sac setting within this popular development in Yarm close to highly regarded schooling and the railway station

£285,000



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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.75m x 1.35m (5'9" x 4'5")

UTILITY ROOM - 3.02m x 1.78m (9'11" x 5'10")

BREAKFAST KITCHEN - 3.43m x 2.72m (11'3" x 8'11")

LOUNGE - 4.83m (15'10") x 4.4m (14'5") reducing to 3.4m (11'2")

DINING ROOM - 3m x 2.8m (9'10" x 9'2")

CONSERVATORY - 4.83m (15'10") x 3.5m (11'6") reducing to 2.18m (7'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.4m x 2.8m (11'2" x 9'2")
Fitted wardrobes.

BEDROOM TWO - 2.74m x 2.64m (9' x 8'8")
Fitted wardrobes.

BEDROOM THREE - 2.5m x 1.98m (8'2" x 6'6")

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SHOWER ROOM - 2.08m x 1.68m (6'10" x 5'6")

AGENTS REF: - DC/LS/YAR260323/17082026

EXTERNALLY

Council Tax Band: C **Tenure:** Freehold

GARDENS & PARKING

Lawned front garden with a double width impressed concrete double width driveway providing off street parking and there is an EV charger. There are surprisingly generous, landscaped gardens to the side and rear of the house, the rear being south facing and being predominantly laid to lawn with shrub borders, a delightful, paved patio area, together with a further gravelled seating areas. The detached garage has a roller door, power points and lighting.

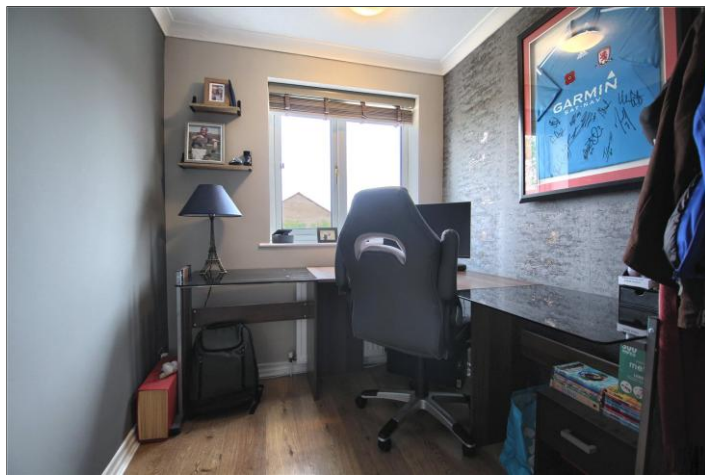
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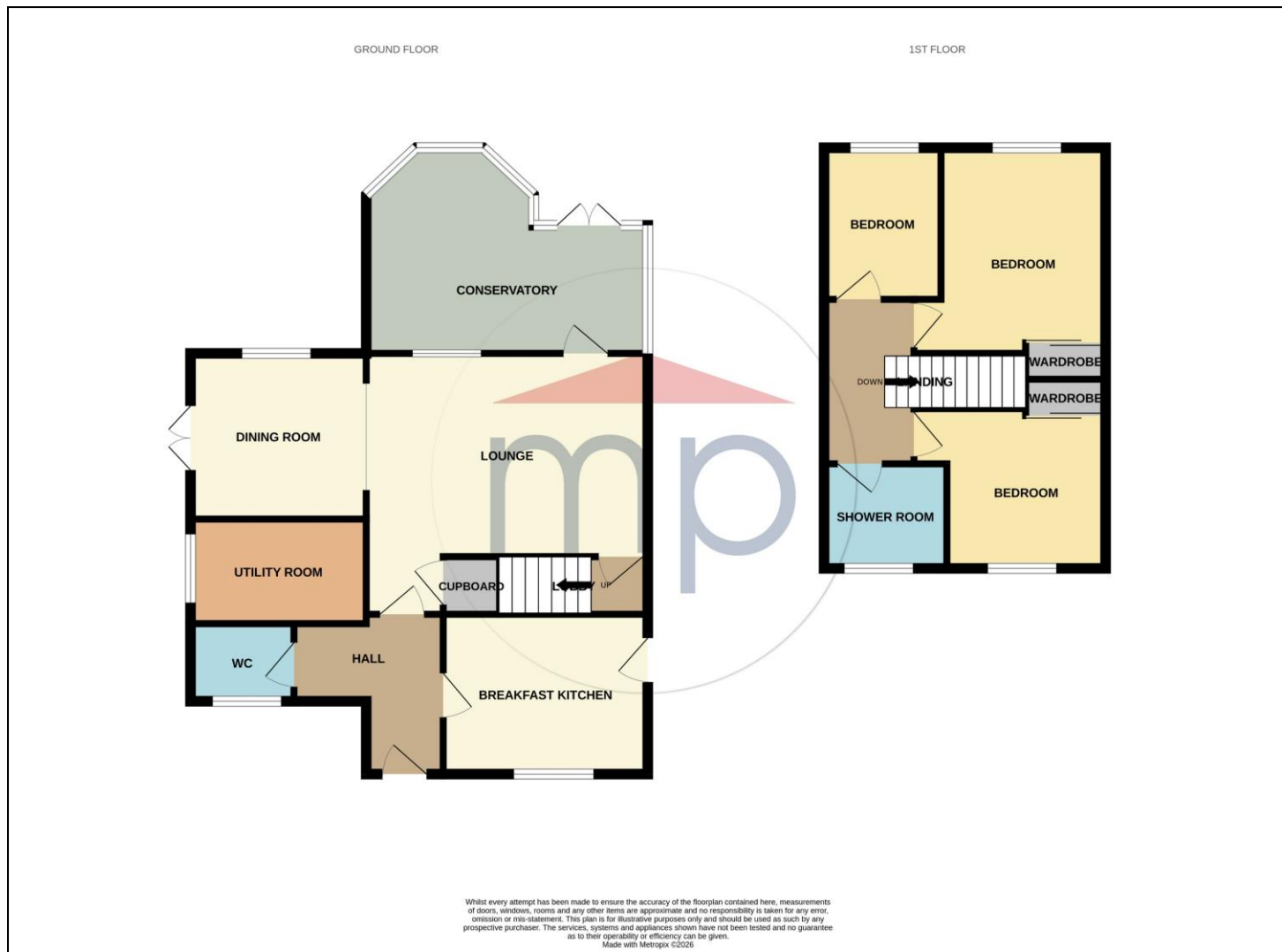


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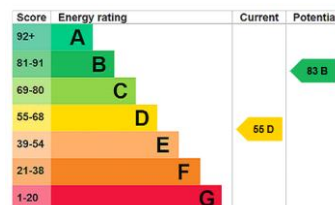


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