



**** No Onward Chain ****

This wonderful four bedroom detached, individually designed home occupies a generous plot within one of Yarm's most prestigious residential locations. The property occupies a substantial plot which extends to approximately 0.24 acres, with beautiful, landscaped gardens, an extensive block paved driveway and car parking area together with a double garage. The split level layout briefly comprises; hallway/study area, gym/office, utility room, shower room and storage area on the lower level. On the upper level, there is a substantial lounge/sitting area, dining room, redesigned kitchen, four spacious bedrooms with the master having an en-suite shower room and luxurious family bathroom. The property boasts Karndean flooring throughout, is warmed by a gas central heating system and provides double glazing and a comprehensive security system. Valley Drive offers excellent access to highly regarded Junior and Secondary schooling, shopping facilities, transport links and is within walking distance of the cosmopolitan High Street. Early viewing of this wonderful home comes highly recommended.





LOWER LEVEL

HALLWAY/STUDY AREA - 3.67m x 3.59m
(12' x 11'9")

OFFICE/GYM - 3.93m (12'11") reducing to
3.02m (9'11") x 3.47m (11'5")

UTILITY ROOM - 3.81m (12'6") reducing to
2.90m (9'6") x 2.24m (7'4")

SHOWER ROOM/WC

STORAGE AREA - 7.94m x 6.68m (26'1" x
21'11")

UPPER FLOOR

LOUNGE - 7.91m (25'11") reducing to 4.14m
(13'7") x 6.59m (21'7")

INNER HALL

DINING ROOM - 3.75m x 3.54m (12'4" x
11'7")

KITCHEN - 4.13m x 3.81m (13'7" x 12'6")
Walk-in Pantry.

MASTER BEDROOM - 4.84m x 3.83m (15'11"
x 12'7")

EN-SUITE BATHROOM - 3.20m x 1.55m
(10'6" x 5'1")

BEDROOM TWO - 5.18m x 3.02m (17' x
9'11")

BEDROOM THREE - 3.68m (12'1") reducing
to 2.59m (8'6") x 3.59m (11'9")

BEDROOM FOUR - 3.65m x 3.44m (12' x
11'3")

BATHROOM - 3.21m x 2.44m (10'6" x 8')



EXTERNALLY

The property occupies a generous plot extending to approximately 0.24 acres. To the front there is a large block paved car parking area and driveway with space for a number of vehicles which leads on to the double garage. There are also blue slate sections with a variety of established shrubs. Double timber gates open to a side garden with steps leading to the rear. The beautifully landscaped rear garden has been tiered to provide a generous lawned garden, attractive paved seating areas, an abundance of shrubs together with feature lighting. This is a delightful area, ideal for outdoor entertaining.

DOUBLE GARAGE - 5.49m x 5.43m (18' x 17'10")

With electric up and over door, double glazed side window, Belfast sink with hot and cold water, power points, lighting and an internal access door.

BUYERS IDENTIFICATION CHECK(S) -

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/YAR260344/01092026

VIEWING: By appointment through our Yarm office
on Tel: **01642 788878**



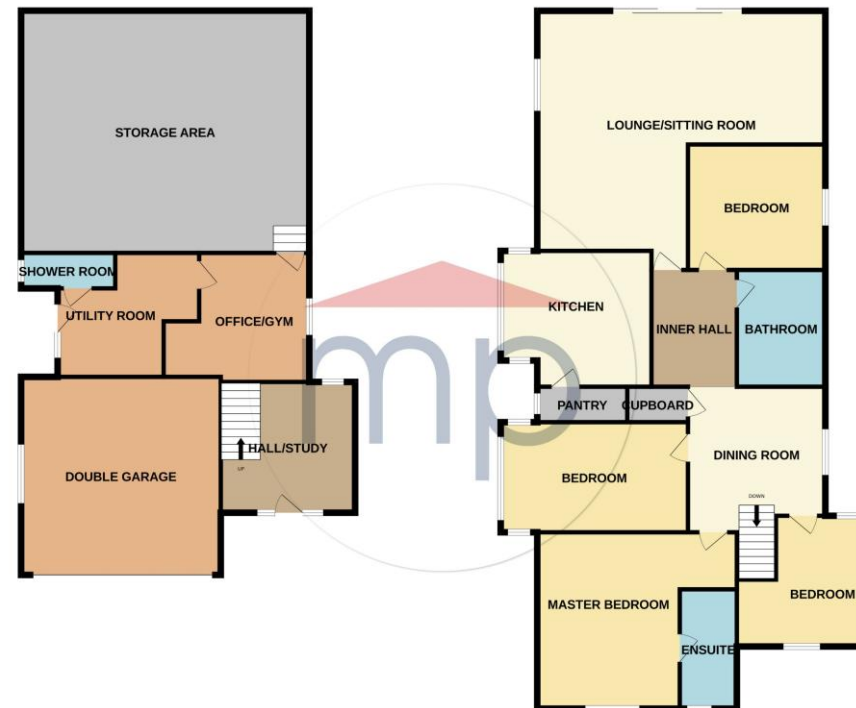


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LOWER FLOOR

UPPER FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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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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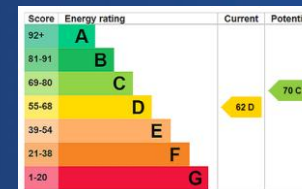
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