



A stunning five double bedroom family/executive home offered for sale with the benefit of NO ONWARD CHAIN. The property was constructed by Bellway Homes in 2017 to the popular 'Kettlewell Design' and enjoys a delightful position within the highly regarded Conyers Green development in Yarm. This delightful house has the remainder of the 10 year NHBC Warranty in place and has been extensively upgraded over and above the original builder's specification with high quality fittings and tasteful decor throughout. Warmed by a gas central heating system (with the Kitchen/Dining/Family Area also having underfloor heating) and proving double glazing and a security system including CCTV. The property enjoys a southerly aspect to the rear, attractive lawned gardens, double width block paved driveway and a double garage. The internal accommodation briefly comprises: Reception Hallway, Cloakroom/WC, Lounge, Study, 34ft Kitchen/Dining/Family Area and Utility Room. The first floor galleried Landing leads to five double bedrooms, all having 'Hammonds' fitted furniture and two offer En-Suite Shower Rooms. In addition, there is a Family Bathroom with white suite and separate shower. The property is well positioned for access to popular junior and secondary schooling, Yarm Railway Station and the A19 road network, whilst being approximately 1.5 miles from the cosmopolitan Yarm High Street.





GROUND FLOOR

RECEPTION HALLWAY - With entrance door, radiator, downlighting and solid wood flooring. Spindle staircase leading to the first floor with an under stairs cupboard.

CLOAKROOM/WC - 1.47m x 1.35m (4'10" x 4'5")

Semi recessed low level WC and wash hand basin fitted in a vanity unit. Radiator, part tiled walls, downlighting and tiled floor.

STUDY - 3.53m x 2.74m (11'7" x 9')

Radiator, double glazed window and solid wood flooring.

LOUNGE - 4.52m x 3.89m (14'10" x 12'9")

Spacious Room with radiator and double glazed window.

OPEN PLAN KITCHEN/DINING/FAMILY AREA - 10.36m x 3.66m (34' x 12')

Offering an excellent range of high quality wall and floor units with attractive worktops and upstands incorporating a Belfast style sink unit with swan neck mixer taps. Built-in Leisure range style oven with extractor fan in canopy above. Integrated dishwasher and larder style fridge and freezer. Designer vertical radiator, double glazed window and bi-folding doors opening out to the rear garden. Downlighting, floor level electric heater and attractive floor tiling with under floor heating.

UTILITY ROOM - 2.1m x 1.65m (6'11" x 5'5")

Fitted stainless steel sink unit with mixer taps and having further wall units above. Plumbing for automatic washing machine, vent for tumble dryer and Ideal Logic boiler enclosed in a unit. Attractive floor tiling, radiator and side access door.

FIRST FLOOR

GALLERIED LANDING - With built-in airing cupboard, radiator, loft hatch and downlighting.

MASTER BEDROOM - 3.66m x 3.56m (12' x 11'8")

Fitted with high quality 'Hammonds' wardrobes with dressing table and cupboards above. Radiator and double glazed window.

EN-SUITE SHOWER ROOM - 2.6m x 1.4m (8'6" x 4'7")

Double shower enclosure, wash hand basin in vanity unit and semi recessed low level WC. Part tiled walls, tiled floor, chrome effect heated towel rail, double glazed window and downlighting.

BEDROOM TWO - 3.35m x 3m to robes (11' x 9'10" to robes)

to robes. Fitted 'Hammonds' wardrobes, radiator and double glazed window.



EN-SUITE - 2.74m x 1.4m (9' x 4'7")

Double shower enclosure, floating wash hand basin and semi recessed low level WC. Part tiled walls, tiled floor, chrome effect heated towel rail, double glazed window and downlighting.

BEDROOM THREE - 3.84m (12'7") x 2.82m (9'3") to robes

to robes. Fitted 'Hammonds' wardrobes. Radiator and double glazed window.

BEDROOM FOUR - 3.58m x 2.87m (11'9" x 9'5")

Fitted 'Hammonds' wardrobes, radiator and double glazed window.

BEDROOM FIVE - 3m x 2.92m (9'10" x 9'7")

Fitted 'Hammonds' office furniture including desk with drawers, cabinets above and book shelving. Radiator and double glazed window.

BATHROOM - 2.7m x 2.51m (8'10" x 8'3")

White suite comprising panelled bath, floating wash hand basin and semi recessed low level WC. Tiled shower enclosure, part tiled walls, tiled floor, double glazed window and chrome effect heated towel rail.

EXTERNALLY

GARDENS & DOUBLE GARAGE - Lawned front garden with a block paved double width driveway providing generous off street parking and leading to the double garage with two up and over doors, side courtesy door, power points and lighting. The generous rear garden enjoys a southerly aspect and is mainly laid to lawn with a paved area and fenced boundary.

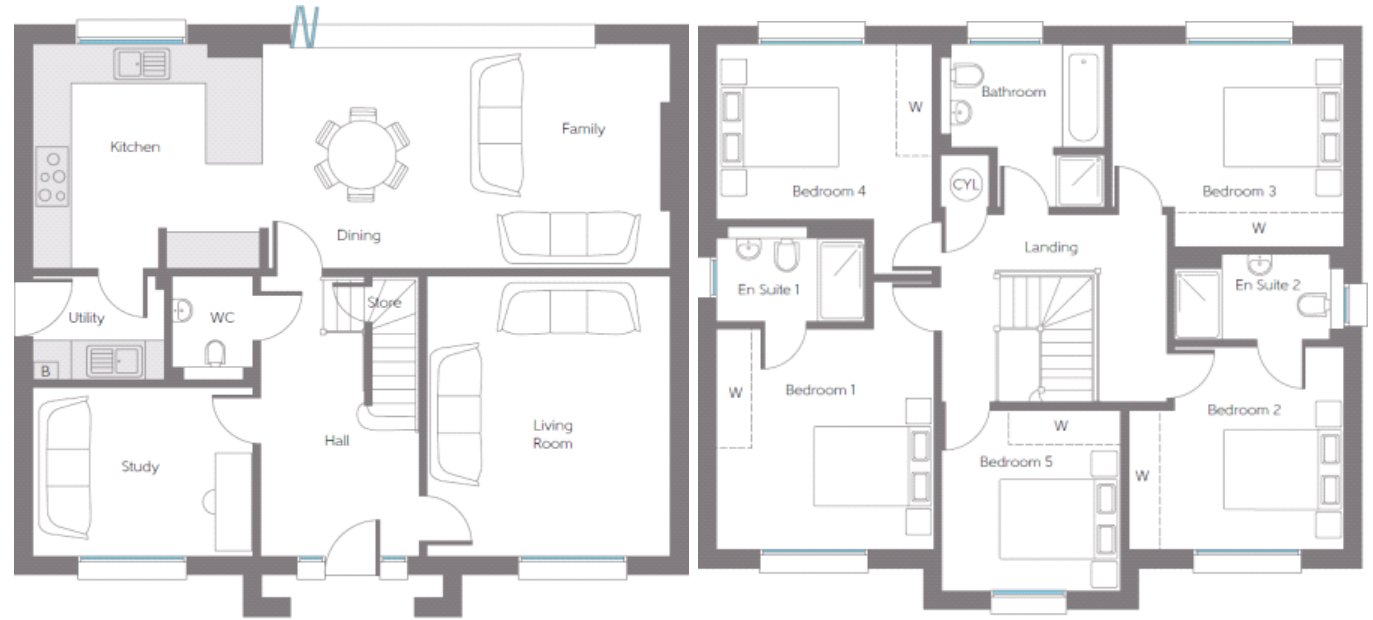
TENURE - FREEHOLD

COUNCIL TAX BAND F

AGENTS REF: - DC/LS/YAR180302/181018

VIEWING: By appointment through our Yarm office on
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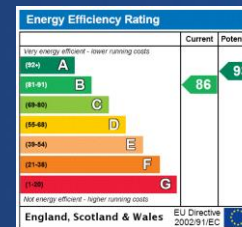
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