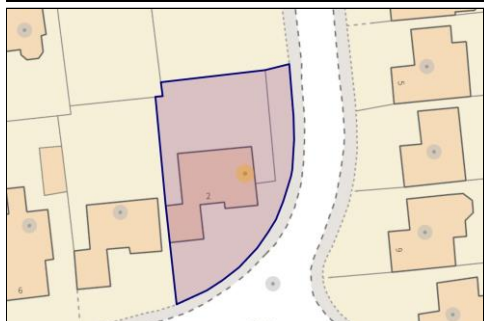


# STRATHMORE DRIVE, KIRKLEVINGTON, YARM, TS15 9NS



- ▲ An Extensively Refurbished Four Bedroom Detached Family Home, Improved to An Exceptionally High Standard
- ▲ Occupying A Generous Corner Plot with Gardens to Three Sides & Having A Double Width Driveway & Double Garage
- ▲ Nicely Positioned Within the Sought After Village of Kirklevington with Its Excellent Junior School & Convenient Access to Transport Links
- ▲ Extensive Lounge Stretching from The Front to Back of The House, Together with A Versatile Study
- ▲ Stunning Redesigned & Remodelled Kitchen/Dining Room with Newly Fitted Units, Silestone Worktops, A Range of Integrated Appliances & Utility Room with Further Modern Fitted Units
- ▲ Ground Floor Cloakroom/WC
- ▲ Four Delightful Bedrooms with The Master Having a Luxurious En-Suite Shower Room with High Quality Fittings
- ▲ Family Bathroom with Modern White Three Piece Suite & Separate Shower Enclosure
- ▲ Gas Central Heating System & Double Glazing

**£425,000**

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Nicely positioned within the sought after village of Kirklevington, an extensively refurbished four bedroom detached family home, improved to an exceptionally high standard, and occupying a generous corner plot with gardens to three sides and having a double width driveway and double garage.

**GROUND FLOOR**

**ENTRANCE HALLWAY**

**CLOAKROOM/WC - 1.64m x 0.94m (5'5" x 3'1")**

**STUDY - 2.7m x 2.68m (8'10" x 8'10")**

**LOUNGE - 6.74m x 3.28m (22'1" x 10'9")**

**KITCHEN/DINING ROOM - 6.64m x 3.03m (21'9" x 9'11")**

**UTILITY ROOM - 2.68m x 1.68m (8'10" x 5'6")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.99m x 3.32m (16'4" x 10'11")**  
Fitted wardrobes.

**EN-SUITE SHOWER ROOM - 3.25m x 1.65m (10'8" x 5'5")**

**BEDROOM TWO - 4.37m x 2.72m (14'4" x 8'11")**  
Built-in wardrobes/cupboards.

**TO VIEW:** Tel: 01642 788878  
59 High Street, Yarm, TS15 9BH

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# STRATHMORE DRIVE, TS15 9NS

## **BEDROOM THREE - 3.77m x 2.57m (12'4" x 8'5")**

Built-in wardrobe/storage.

## **BEDROOM FOUR - 3.32m (10'11") reducing to 2.71m (8'11") x 3.08m (10'1")**

Built-in wardrobe/storage.

## **BATHROOM - 2.90m x 1.66m (9'6" x 5'5")**

## **EXTERNALLY**

### **GARDENS & DOUBLE GARAGE**

The property occupies a generous corner plot with lawned gardens to the front and side, together with a variety of established shrubs. A paved double width driveway provides off street parking and leads to the double garage with double up and over door, side courtesy door, power points and lighting. To the rear of the garage there is a newly installed garden shed. A side access path leads to the extensive, enclosed rear garden which is mainly laid to lawn with shrub borders and a decked seating area.

**AGENTS REF:** - DC/LS/YAR210320/27032024

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

**TO VIEW:** Contact our Yarm office on

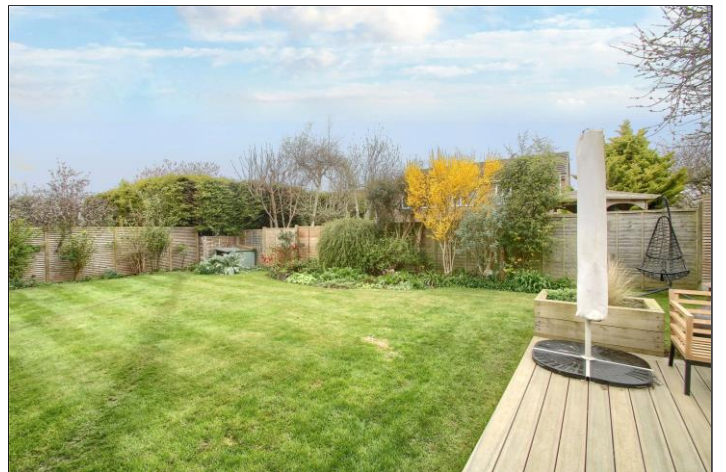
Tel: **01642 788878**

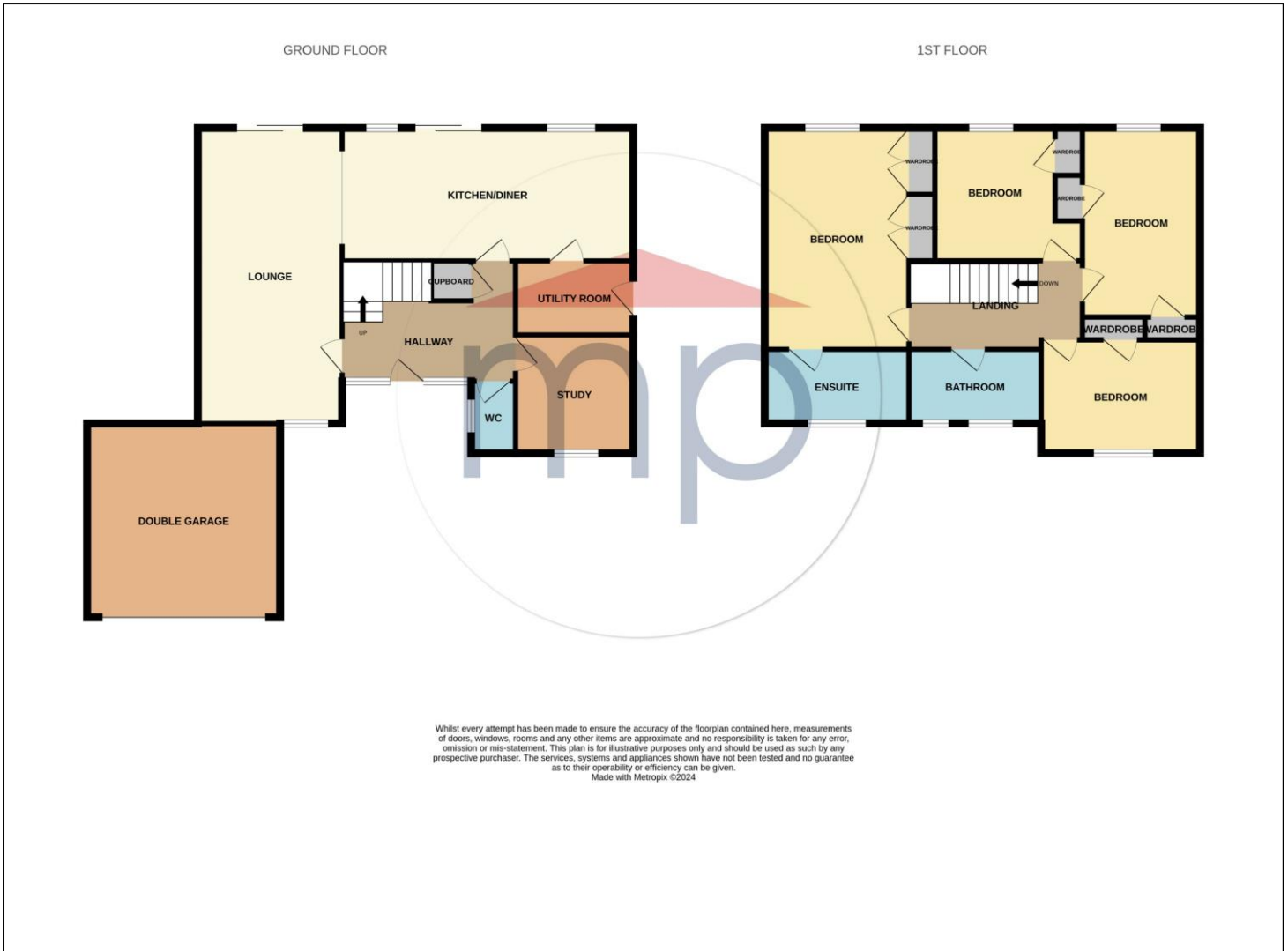


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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