





A stunning five bedroom detached executive residence constructed by Clarion Homes to 'The Lansdowne' design and set within this small exclusive development off Leven Road in Yarm. Occupying a generous plot extending to 0.17 acres or thereabouts, with established gardens to front, side and rear and a double garage. Features include nicely presented lounge and separate dining room, outstanding breakfast kitchen with quality units, granite worktops and integrated appliances, extensive family room with two sets of double glazed French doors to the gardens, five bedrooms with three having en-suite facilities and two also having walk-in wardrobes, luxurious family bathroom, utility room and a cloakroom/WC. The property has a gas central heating system with underfloor heating to the ground floor and radiators to the first floor together with double glazing. Located in a prestigious location with excellent access to local schooling and transport links. Early internal viewing comes highly recommended.









## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

With entrance door, double glazed window, Karndean flooring, under stairs cupboard and internal door to the double garage. Staircase to the first floor.

### **LOUNGE - 5.99m (19'8") x 5.78m (19') reducing to 4.06m (13'4")**

With Karndean flooring, coved ceiling and a bay recess with double glazed French doors to the rear terrace.

### **DINING ROOM - 4.05m x 3.41m (13'3" x 11'2")**

A lovely formal Dining Room with Karndean flooring and a feature arched window to the front.

### **BREAKFAST KITCHEN - 5.84m x 4.43m (19'2" x 14'6")**

Offering an excellent range of fitted wall and floor units with matching island unit and granite worktops incorporating an under mounted Franke sink unit with Quooker taps. Built-in Neff twin ovens with microwave oven and ceramic hob. Full height integrated fridge and freezer and Miele dishwasher. Built-in breakfast table, Karndean flooring, five Velux windows, double glazed window to the front and double glazed French doors to the rear. Opening to .....

### **FAMILY ROOM - 6.75m x 3.83m (22'2" x 12'7")**

Feature arched window incorporating double glazed French doors to the front. Double glazed French doors to the rear garden, two double glazed windows to the side, Karndean flooring and coved ceiling.

### **UTILITY ROOM - 2.69m x 1.78m (8'10" x 5'10")**

Fitted high gloss wall and floor units with granite worktops incorporating a stainless steel sink unit with mixer taps. Plumbing for automatic washing machine, vent for tumble dryer and access door to the rear.

### **CLOAKROOM/WC - 2.69m x 1.47m (8'10" x 4'10")**

Low level WC and wash hand basin in vanity unit. Part tiled walls, tiled floor, heated towel rail and double glazed window.

### **BEDROOM FIVE - 3.74m (12'3") x 3.35m (11') plus recess**

Karndean flooring, double glazed window, and built-in airing cupboard.

### **EN-SUITE SHOWER ROOM ONE - 2.61m x 1.37m (8'7" x 4'6")**

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

## **FIRST FLOOR**

### **LANDING**

With radiator and double glazed window. Built-in linen cupboard, coved ceiling, and loft hatch.

### **MASTER BEDROOM - 4.04m x 3.76m (13'3" x 12'4")**

Radiator and double glazed window.



### **WALK-IN WARDROBE ONE**

With fitted clothes rails and shelving. Radiator and downlighting.

### **EN-SUITE SHOWER ROOM TWO - 2.27m x 2.20m (7'5" x 7'3")**

Designed by HS Interiors and offering a double shower enclosure, wash hand basin in vanity unit and semi recessed low level WC. Attractive wall and floor tiling, heated towel rail, double glazed window and downlighting.

### **BEDROOM TWO - 5.01m (16'5") reducing to 3.12m (10'3") x 4.04m (13'3")**

Built-in double wardrobe, radiator, and double glazed window.

### **EN-SUITE SHOWER ROOM THREE - 2.09m x 1.71m (6'10" x 5'7")**

Designed by HS Interiors and comprising; double shower enclosure, wash hand basin and semi recessed low level WC. Heated towel rail, delightful wall, and floor tiling and downlighting.

### **BEDROOM THREE - 5.05m (16'7") x 4.47m (14'8") reducing to 3.28m (10'9")**

Radiator and double glazed window.

### **WALK-IN WARDROBE TWO**

With fitted clothes rails and shelving.

### **BEDROOM FOUR - 3.41m x 2.83m (11'2" x 9'3")**

Built-in wardrobes, radiator, and double glazed window.

### **BATHROOM - 3.30m (10'10") x 2.97m (9'9") reducing to 2.08m (6'10")**

Luxuriously appointed with a large panelled bath, wash hand basin in vanity unit and semi recessed low level WC. Double shower enclosure/Wet Room area, heated towel rail, downlighting, Velux window and impressive wall and floor tiling.

### **EXTERNALLY**

#### **GARDENS & DOUBLE GARAGE**

Small garden area to the front of the house with a block paved double width driveway leading to the double garage with two electric up and over doors, wall mounted central heating boiler, power points and lighting. To the side and rear, there are generous lawned gardens with a variety of shrubs together with an attractive raised paved terrace with wrought iron balustrade rail.

Tenure - Freehold

Council Tax Band G

**AGENTS REF:** - DC/LS/YAR220114/16082022

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





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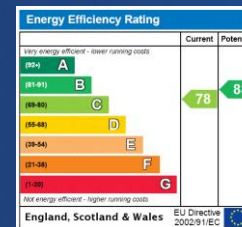
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