



We are delighted to offer for sale this extended and significantly improved five bedroom detached home, set within the exclusive Bridgewater Manor development of Executive homes, off Leven Bank Road in Yarm. The property occupies a delightful plot with generous gardens and provides extensive accommodation briefly comprising; entrance lobby, hallway, cloakroom/WC, sitting room, lounge, kitchen/diner, utility room, second kitchen, family room/gym extension and shower room. On the first floor there are five bedrooms with the master having a dressing room and en-suite bathroom, the guest bedroom has an en-suite shower room and there is a family bathroom. The property is warmed by a gas central heating system and provides double glazing. There are gardens to the front and rear of the house together with a block paved driveway and single garage. The property is well placed for access to highly regarded schooling, shopping facilities and transport links. Available for sale with the benefit of NO ONWARD CHAIN and well worth early internal viewing.





GROUND FLOOR

ENTRANCE LOBBY

With entrance door, radiator and two double glazed windows. Door to ...

HALLWAY

With radiator and spindle staircase to the first floor.

CLOAKROOM/WC - 1.50m x 1.49m (4'11" x 4'11")

With low level WC and pedestal wash hand basin. Radiator and double glazed window.

SITTING ROOM - 5.82m x 3.58m (19'1" x 11'9")

With three double glazed windows, two radiators and coved ceiling. Double doors returning to hallway.

LOUNGE - 5.64m x 4.33m (18'6" x 14'2")

Electric fire in feature surround with inset and hearth. Two radiators, coved ceiling, double glazed window, and double glazed French doors to the rear garden. Double doors returning to the hallway.

KITCHEN/DINER - 8.78m x 3.55m (28'10" x 11'8")

Offering a generous range of high gloss wall and floor units with black granite worktops incorporating an inset Villeroy & Boch sink unit with mixer taps. Built-in twin Neff ovens, Neff five ring gas hob, warming tray, and extractor fan. Integrated Neff fridge/freezer, downlighting, radiator and double glazed French doors to the rear garden.

UTILITY ROOM - 1.92m x 1.46m (6'4" x 4'9")

With further fitted units, plumbing for automatic washing machine and double glazed window.

SECOND KITCHEN - 3.42m x 2.61m (11'3" x 8'7")

Second Kitchen/Preparation Area with fitted wall and floor units with granite worktops incorporating an under mounted sink unit with mixer taps. Built-in oven, ceramic hob, and extractor fan. Radiator, double glazed window, door to the front and internal door to the garage.

FAMILY ROOM/GYM - 5.65m x 4.19m (18'6" x 13'9")

A delightful extension to the original house with two electrically operated Velux windows, radiator, double glazed window, and double glazed French doors to the rear garden.

SHOWER ROOM - 2.61m x 1.78m (8'7" x 5'10")

Walk-in shower/wet room area, wash hand basin in vanity unit and low level WC. Tiled walls and floor and chrome effect heated towel rail.

FIRST FLOOR

LANDING

With radiator, double glazed window, loft hatch and built-in airing cupboard.



MASTER BEDROOM - 4.82m x 3.52m (15'10" x 11'7")

Spacious master bedroom with radiator, double glazed window, and coved ceiling. Opening to ...

DRESSING ROOM - 4.40m x 2.66m (14'5" x 8'9")

With high quality 'Hammonds' fitted wardrobes, dressing table and drawers. Second loft hatch, radiator, and double glazed window.

EN-SUITE BATHROOM - 5.36m x 2.69m (17'7" x 8'10")

Freestanding roll top bath, twin wash hand basins and low level WC. Double shower enclosure, part tiled walls and tiled floor. Built-in linen cupboard, chrome effect heated towel rail, underfloor heating, double glazed window, and Velux window.

BEDROOM TWO - 4.38m x 3.54m (14'4" x 11'7")

Radiator, two double glazed windows and coved ceiling.

EN-SUITE SHOWER ROOM - 3.53m x 0.98m (11'7" x 3'3")

Tiled shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls and chrome effect heated towel rail.

BEDROOM THREE - 4.37m x 3.29m (14'4" x 10'10")

Freestanding wardrobes, radiator, double glazed window, and coved ceiling.

BEDROOM FOUR - 3.58m x 3.50m (11'9" x 11'6")

Radiator, double glazed window, and coved ceiling.

BEDROOM FIVE - 3.35m x 2.26m (11' x 7'5")

Fitted office furniture including desk, drawers, and wall cupboards. Radiator and double glazed window.

BATHROOM - 3.29m x 2.26m (10'10" x 7'5")

Panelled bath with shower over, wash hand basin and low level WC. Part tiled walls, tiled floor with underfloor heating. Chrome effect heated towel rail and double glazed window.

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a block paved driveway and car hard standing area leading to the single garage with roller door, Worcester central heating boiler, power points and lighting. The generous rear garden is enclosed and mainly laid to lawn with mature trees and a raised paved patio area.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/YAR220235/05052023

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






Nicholas May
Yarm Branch

T. 01642 788878
E. yarm@michaelpoole.co.uk
59 High Street, Yarm. TS15 9BH



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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Tel: **01642 288299**

Billingham
10 Town Square,
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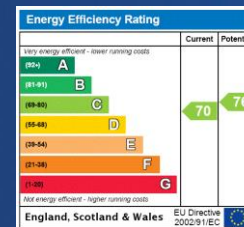
Yarm
59 High Street,
Yarm. TS15 9BH.
Tel: **01642 788878**

Stockton on Tees
9 Silver Street,
Stockton. TS18 1SX.
Tel: **01642 355000**

Redcar
30 - 32 Station Road,
Redcar. TS10 1AG.
Tel: **01642 285041**

Eston
129 High Street,
Eston. TS6 9JD.
Tel: **01642 955180**

Nunthorpe
95 Guisborough Road,
Nunthorpe. TS7 0JS.
Tel: **01642 955625**



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