

BRITANNIA AVENUE, YARM, TS15 9FA



- ▲ A Stunning Four Double Bedroom Detached Family/Executive Home Set Within the Prestigious Conyers Green Development
- ▲ Being The Former Bellway Show Home for the 'Plane' Design Which Offers Numerous Upgrades Over & Above the Original Specification
- ▲ Delightful Plot with Landscaped Gardens & Block Paved Double Width Driveway
- ▲ Lounge with Front Bay Window, Sitting Room Created from The Original Garage Space & Study/Family Area
- ▲ Superb Kitchen/Diner with Built-In Double Oven, Five Burner Gas Hob, Integrated Fridge/Freezer & Dishwasher
- ▲ Utility Room with Matching Units & Integrated Washing Machine Together with The Ground Floor Cloakroom/WC
- ▲ En-Suite Shower Room & Fitted Dressing Room to The Master Bedroom with Bedroom Two Also Having an En-Suite Facility
- ▲ Family Bathroom with White Three Piece Suite & Separate Double Shower Enclosure
- ▲ Gas Central Heating System, Double Glazing & Security System Including Lighting & Cameras

£485,000

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This stunning four double bedroom detached family/executive home was constructed by Bellway Homes on the prestigious 'Conyers Green' development in Yarm and offers the remainder of the 10 year NHBC Warranty. The property was the show home for the 'Plane' design and therefore offers numerous upgrades over and above the standard specification. Occupying a delightful plot with professionally landscaped gardens and having a block paved double width driveway. The garage space was used by the builders as their sales office and is currently incorporated within the ground floor living accommodation. By removing the floating wall, this space could revert back to a garage space. The property is warmed by a gas central heating system and provides double glazing and a security system including a Ring solar doorbell, security cameras and lighting system. Additional features offered include Somphy smart blinds across the rear ground floor, Myenergi Zappy smart electric vehicle charger and boarded loft with access ladder and lighting. The accommodation briefly comprises; entrance hallway, cloakroom/WC, lounge, kitchen/diner, utility room, study/family area and sitting room on the ground floor. On the first floor the master bedroom has a fitted dressing room and en-suite shower room, with bedroom two also having an en-suite facility and there is a family bathroom with white suite and double shower enclosure. The property is well placed for access to highly regarded schooling and transport links including Yarm Railway Station.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.67m x 1.39m (5'6" x 4'7")

LOUNGE - 5.43m (17'10") x 3.72m (12'2") Measured into bay

KITCHEN/DINER - 7.40m (24'3") x 3.90m (12'10") reducing to 3.11m (10'2")

UTILITY ROOM - 1.78m x 1.68m (5'10" x 5'6")

STUDY/FAMILY AREA - 3.53m x 3.14m (11'7" x 10'4")

SITTING ROOM - 5.97m x 2.92m (19'7" x 9'7")

Originally the garage space and could be reverted back by removing the floating wall.

TO VIEW: Tel: 01642 788878

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FIRST FLOOR

LANDING

MASTER BEDROOM - 4.04m (13'3") x 3.72m (12'2") Measured into bay

DRESSING ROOM

Fitted wardrobes to two walls.

EN-SUITE SHOWER ROOM - 2.20m x 1.70m (7'3" x 5'7")

BEDROOM TWO - 4.91m (16'1") reducing to 3.20m (10'6") x 3.76m (12'4") plus recess

EN-SUITE - 2.47m x 1.60m (8'1" x 5'3")

BEDROOM THREE - 4.63m x 2.91m (15'2" x 9'7")

Built-in double wardrobe.

BEDROOM FOUR - 3.78m x 2.95m (12'5" x 9'8")

BATHROOM - 2.66m x 1.86m (8'9" x 6'1")

EXTERNALLY

GARDENS & PARKING

The property provides attractive landscaped gardens. To the front there is a lawned area with an attractive variety of shrubs and a block paved double width driveway provides off street parking. In addition, there is a Myenergi Zappy smart electric vehicle charger. The delightful rear garden is mainly laid to lawn with an abundance of shrubs, a paved patio area, garden irrigation system and spot shed/summerhouse.

AGENTS REF: - DC/LS/YAR230202/21062023

Council Tax Band: F **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

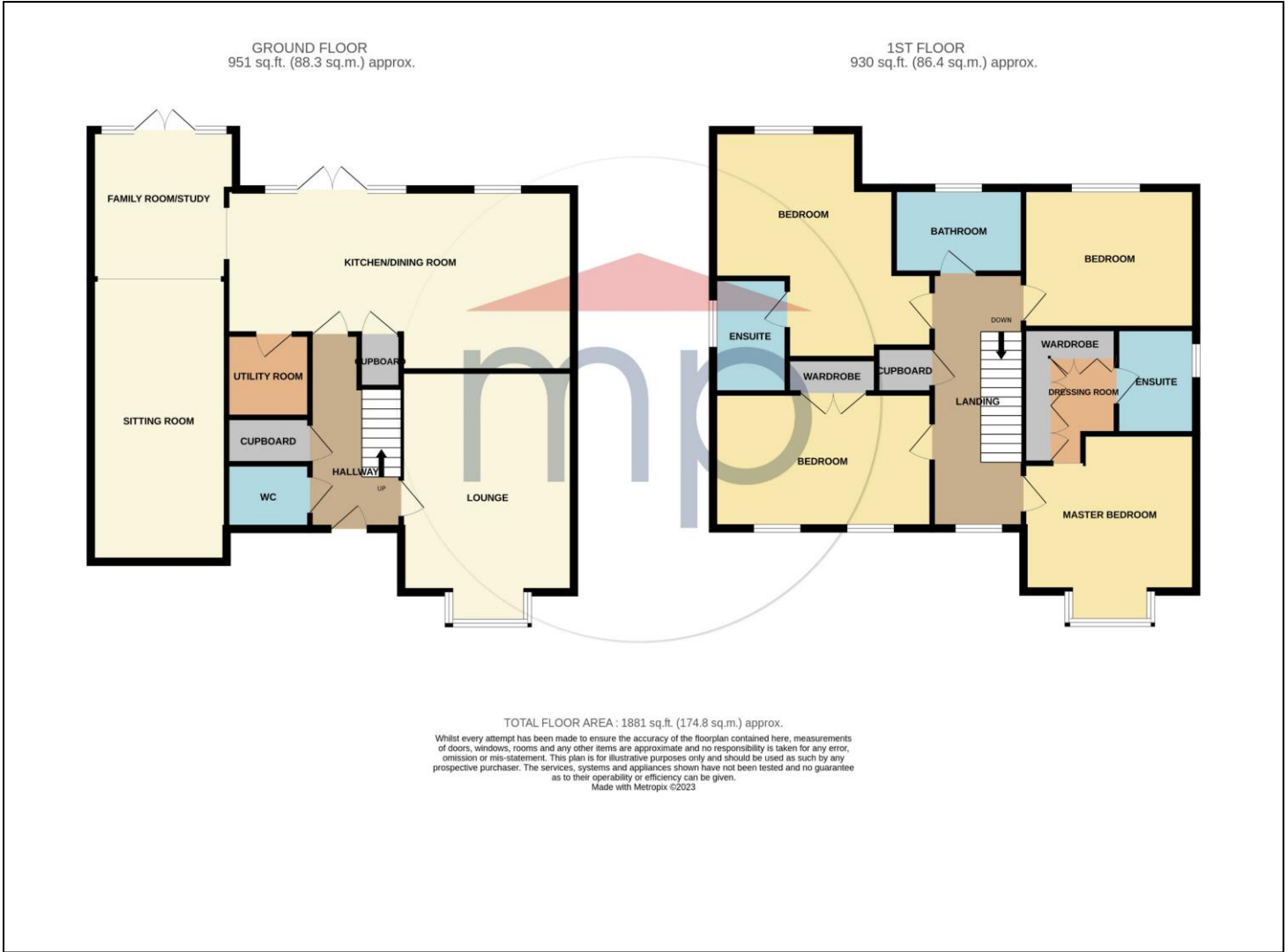


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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