

## GOOSE PASTURE, YARM, TS15 9EP



- ▲ A Deceptively Spacious, Significantly Extended & Improved Five Bedroom Detached Family/Executive Home
- ▲ Occupying A Generous Plot Extending to Just Over 0.2 Acres or Thereabouts
- ▲ Enjoying a Prime Plot Within a Sought After Cul-De-Sac, Where Properties Are Rarely Available For Sale
- ▲ Warmed By a Gas Central Heating System Via a Baxi Platinum Combination Boiler (With Guarantee Until 2025) & Provides Double Glazing
- ▲ Entrance Hallway, Shower Room/WC, Lounge, Conservatory, Family Room/Breakfast Area, Kitchen, Formal Dining Room & Impressive Sunroom
- ▲ On The First Floor There Are Five Bedrooms, with Two Having En-Suite Facilities, A Snug/Study with Access to A Balcony & The Family Bathroom
- ▲ Delightful Gardens to Front & Rear, A Generous Block Paved Driveway & Double Garage with Electric Power Garage Door
- ▲ The Property Is Located Close to The Centre of Yarm with Its Cosmopolitan High Street & Highly Regarded Schooling Including Yarm School Is a Short Walk Away
- ▲ We Would Strongly Recommend Early Internal Viewing of This Substantial Home

**£625,000**

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A deceptively spacious, significantly extended and improved five bedroom detached family/executive home occupying a generous plot extending to just over 0.2 acres or thereabouts. Enjoying a prime plot within a sought after cul-de-sac, where properties are rarely available for sale. The property is warmed by a gas central heating system via a Baxi Platinum combination boiler (with guarantee until 2025) and provides double glazing together with accommodation briefly comprising; entrance hallway, shower room/WC, lounge, conservatory, family room/breakfast area, kitchen, formal dining room and impressive sunroom. On the first floor there are five bedrooms, with two having en-suite facilities, a snug/study with access to a balcony and the family bathroom. There are delightful gardens to front and rear, a generous block paved driveway and double garage with electric power garage door. The property is located close to the centre of Yarm with its cosmopolitan High Street and highly regarded schooling including Yarm School is a short walk away. We would strongly recommend early internal viewing of this substantial home.

**GROUND FLOOR**

**ENTRANCE HALLWAY** - With entrance door, wood flooring, vertical radiator, storage cupboard and under stairs cupboard. Staircase to the first floor.

**SHOWER ROOM/WC - 2.26m x 1.04m (7'5" x 3'5")**

Shower enclosure with Aqualisa shower, Duravit wash hand basin and low level WC. Part tiled walls, chrome effect heated towel rail and double glazed window.

**LOUNGE - 6.58m x 3.3m (21'7" x 10'10")**

Wall mounted contemporary flueless gas fire, two radiators and double glazed window to the front. Double glazed French doors to ...

**CONSERVATORY - 3.63m x 3.3m (11'11" x 10'10")**

Double glazed with double doors to the rear garden.

**FAMILY ROOM/BREAKFAST AREA - 6.25m (20'6") reducing to 2.97m (9'9") x 5.54m (18'2") reducing to 2.41m (7'11")**

With solid oak flooring, two radiators and two double glazed windows. Internal door to double garage.

**KITCHEN - 5.23m x 2.36m (17'2" x 7'9")**

Fitted by Court Homemakers and offering a generous range of wall and floor units with Italian granite worktops, incorporating an under mounted one and a half bowl Franke stainless steel sink unit with mixer taps. Built-in 90 cm Smeg range style oven with extractor fan over, Bosch integrated dishwasher and plumbing for automatic washing machine. Wood flooring, double glazed window, and rear access door.

**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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## **DINING ROOM - 4.95m x 3.33m (16'3" x 10'11")**

With wood flooring, radiator, double glazed French doors to the rear garden and double glazed French doors to the Sunroom.

## **SUNROOM - 5.18m x 3.66m (17' x 12')**

With double glazed windows and two sets of double glazed French doors to the side and rear.

## **FIRST FLOOR**

**LANDING** - With loft hatch and built-in cupboard.

## **SNUG/STUDY - 4.3m (14'1") reducing to 3.58m (11'9") x 2.67m (8'9")**

With a vertical radiator and access to the two main bedrooms. Double glazed French doors to Balcony. With decked flooring and decorative balustrade. Enjoying a lovely, private aspect overlooking the rear garden.

## **MASTER BEDROOM - 4.75m (15'7") x 3.94m (12'11") reducing to 3m (9'10")**

Walk-in wardrobe with clothes rails and shelving. Radiator and double glazed window.

## **EN-SUITE BATHROOM - 2.41m x 1.85m (7'11" x 6'1")**

Laufen panelled bath with shower above and screen and Pegler taps, matching pedestal wash hand basin and low level WC. Heated towel rail and double glazed window.

## **BEDROOM TWO - 3.84m x 3.84m (12'7" x 12'7")**

Radiator, double glazed window and built in storage cupboard.

## **EN-SUITE SHOWER ROOM - 2.08m x 1.02m (6'10" x 3'4")**

Shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail and double glazed window.

## **BEDROOM THREE - 5.5m (18'1") reducing to 4.6m (15'1") x 3.18m (10'5")**

Fitted wardrobes and dressing table. Radiator and two double glazed windows.

## **BEDROOM FOUR - 3.35m x 3.2m (11' x 10'6")**

Radiator and double glazed window.

## **BEDROOM FIVE - 3.35m x 2.51m (11' x 8'3")**

Radiator and double glazed window.

## **BATHROOM - 2.7m x 1.78m (8'10" x 5'10")**

White suite comprising; panelled bath with shower above and screen, pedestal wash hand basin and low level WC. Part tiled walls, double glazed window.

## **EXTERNALLY**

**GARDENS & PARKING** - Lawned front garden with a generous block paved driveway providing off street parking and leading to the double garage. Paved area to the side with access gate. The tiered rear garden is mainly laid to lawn with a variety of shrubs and trees together with a generous paved patio area.

## **DOUBLE GARAGE - 5.2m x 4.98m (17'1" x 16'4")**

With electric up and over door, power points and lighting. In addition, there is an electric car charging point.

**Council Tax Band:** E

**Tenure:** Freehold





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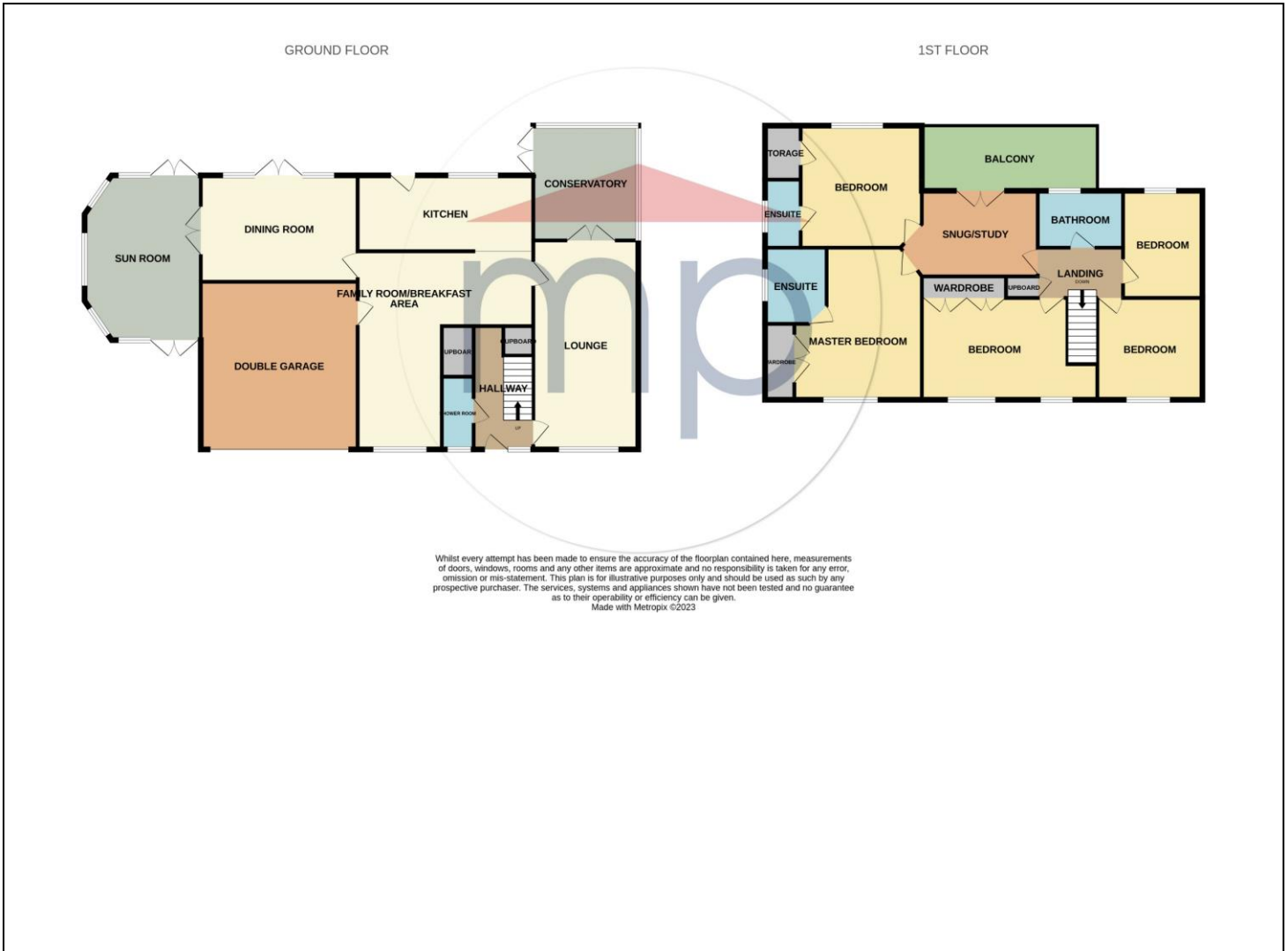




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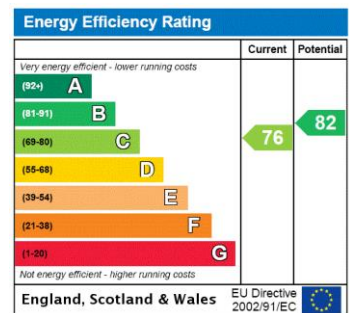






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**TO VIEW:** Contact our Yarm Office on Tel: **01642 788878**  
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