

FOREST LANE, KIRKLEVINGTON, YARM, TS15 9ND



- ▲ A Deceptively Spacious Four Bedroom Detached Bungalow Enjoying a Delightful Elevated Position on Forest Lane
- ▲ Occupying A Generous Plot Extending To 0.2 Acres with Beautiful Established Gardens, Block Paved Driveway & Single Garage
- ▲ Spacious Lounge with Front Bay Window, Log Burner & Opening to The Dining Room
- ▲ Extensive Double Glazed Conservatory with Double Doors Leading to The Rear Garden
- ▲ Breakfast Kitchen with An Excellent Range of Fitted Units & Built-In Double Oven, Hob & Integrated Fridge
- ▲ Four Bedrooms with One Having En-Suite Facilities Together with The Family Bathroom
- ▲ Gas Central Heating System, Solar Roof Panels Which Produces an Income for The Homeowner & Double Glazing
- ▲ Prime Village Location with Excellent Commuting Links Via the A19 Road Network & Yarm Railway Station
- ▲ Early Viewing of This Impressive Home Comes Highly Recommended

£419,950

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A deceptively spacious four bedroom detached bungalow enjoying a delightful, elevated position on Forest Lane and occupying a generous plot extending to 0.2 acres with beautiful established gardens, block paved driveway and single garage.

GROUND FLOOR

ENTRANCE PORCH/LOBBY - With double glazed windows, radiator, and double glazed entrance door. Opening to ...

HALLWAY - With two radiators, coved ceiling and Karndean flooring.

LOUNGE - 6.45m (21'2") into bay x 3.84m (12'7")
Wood burner in feature surround with inset and hearth. Deep double glazed bay window, radiator, and coved ceiling. Opening to ...

DINING ROOM - 3.86m x 2.77m (12'8" x 9'1")
Radiator, coved ceiling, and patio doors to the Conservatory.

CONSERVATORY - 7.57m x 3.12m (24'10" x 10'3")
UPVC double glazed with Karndean flooring, double glazed French doors to the Master Bedroom and double doors to the rear garden.

BREAKFAST KITCHEN - 6.63m x 3.4m (21'9" x 11'2")
Offering a generous range of fitted wall and floor units with complementary worktops incorporating a one and a half bowl sink unit with mixer taps. Built-in double oven, ceramic hob, and extractor fan together with an integrated fridge. Plumbing for automatic washing machine and dishwasher. Built-in storage cupboard housing the Viessmann combination boiler, radiator, double glazed window and door to Conservatory.

MASTER BEDROOM - 3.94m (12'11") x 3.4m (11'2") plus recess
Fitted wardrobes, built-in linen cupboard, radiator, and double glazed window.

EN-SUITE SHOWER ROOM - 2.54m x 1.88m (8'4" x 6'2")
Shower enclosure, pedestal wash hand basin and low level WC. Two chrome effect heated towel rails, double glazed window and downlighting.

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BEDROOM TWO - 3.4m x 3.23m (11'2" x 10'7")

Fitted wardrobes, radiator, and double glazed bow window to the front. Coved ceiling and downlighting.

BEDROOM THREE - 3.2m x 2.62m (10'6" x 8'7")

Radiator, and double glazed window.

BEDROOM FOUR - 3.56m (11'8") x 2.7m (8'10") reducing to 1.85m (6'1")

Radiator and double glazed window to the side elevation. Fitted wardrobes.

BATHROOM - 2.7m x 1.83m (8'10" x 6')

White suite comprising; panelled bath with shower over and screen, wash hand basin in vanity unit and low level WC. Tiled walls, double glazed window, and chrome effect heated towel rail. Hatch to loft space.

EXTERNALLY

GARDENS & GARAGE

There are impressive established gardens to the front of the property with a variety of trees and shrubs. A block paved driveway provides parking for a number of vehicles and leads to the single garage with up and over door, power points and lighting. The generous rear garden offers a high degree of privacy and is mainly laid to lawn with paved patio areas and paths, an abundance of mature shrubs and trees and a greenhouse. To the side there is an access path with wood store and timber shed.

AGENTS REF: - DC/LS/YAR230262/15122023

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



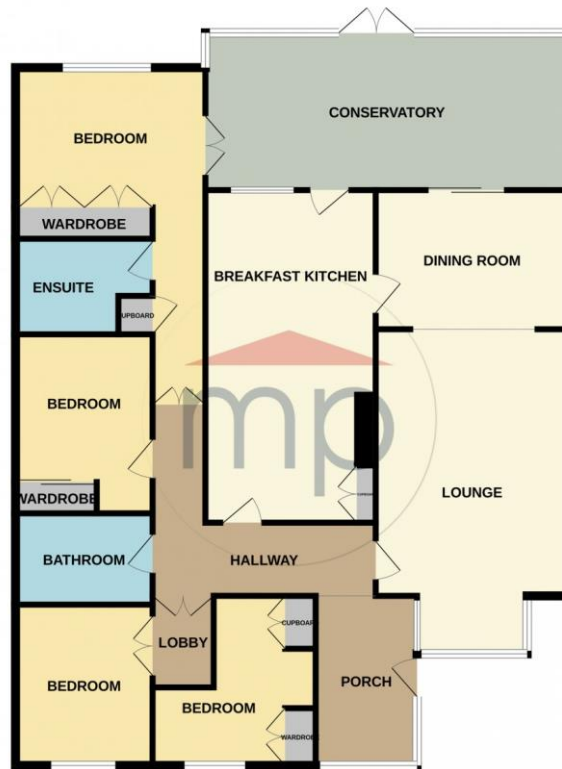
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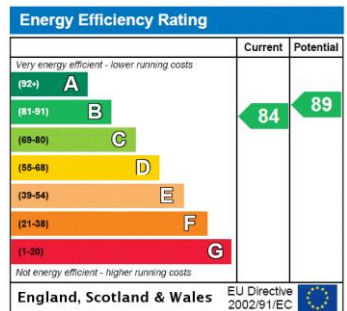


GROUND FLOOR



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. Made with Metropix 12/2/14

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