

TANGMERE ROAD, YARM, TS15 9GF



- ▲ A Very Impressive, Tastefully Presented Four Bedroom Detached Family/Executive Home
- ▲ Constructed By Bellway Homes to the 'Grassington' Design & Extensively Upgraded to An Extremely High Specification
- ▲ Occupying A Delightful Plot Within the Conyers Green Development in Yarm Close to Highly Regarded Schooling & Transport Links
- ▲ Generous Plot with Professionally Landscaped Gardens, A Block Paved Driveway & Detached Single Garage
- ▲ Spacious Lounge with Front Bay Window Together with A Versatile Study

- ▲ Stunning Full Width Kitchen/Dining/Family Area with Island Unit, Built-In Double Oven, Gas Hob, Integrated Fridge/Freezer & Dishwasher
- ▲ Utility Room with Further Fitted Units Together with A Cloakroom/WC
- ▲ High Quality Fitted Wardrobes to Three Bedrooms, En-Suite to Master Bedroom & Family Bathroom with White Suite & Separate Shower
- ▲ Features Include Solid Oak Flooring to Several Ground Floor Rooms, A Gas Central Heating System & Double Glazing

£425,000

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A very impressive, tastefully presented four bedroom detached family/executive home constructed by Bellway Homes to the 'Grassington' design and extensively upgraded to an extremely high specification. Occupying a delightful plot within the Conyers Green Development in Yarm close to highly regarded schooling and transport links with professionally landscaped gardens, a block paved driveway and detached single garage.

KITCHEN/DINING/FAMILY AREA - 8.76m x 3.28m (28'9" x 10'9")

UTILITY ROOM - 1.71m x 1.60m (5'7" x 5'3")

FIRST FLOOR

LANDING

MASTER BEDROOM - 3.77m x 3.53m (12'4" x 11'7")

Fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.68m x 1.60m (5'6" x 5'3")

BEDROOM TWO - 4.07m (13'4") reducing to 3.37m (11'1") x 3.26m (10'8")

Fitted wardrobes.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.70m x 0.88m (5'7" x 2'11")

LOUNGE - 5.71m (18'9") x 4.00m (13'1") Measured into bay

STUDY - 2.56m x 2.12m (8'5" x 6'11")

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BEDROOM THREE - 3.83m x 3.47m (12'7" x 11'5")

Fitted wardrobes.

BEDROOM FOUR - 3.92m x 2.90m (12'10" x 9'6")

BATHROOM - 2.78m x 2.18m (9'1" x 7'2")

EXTERNALLY

GARDENS & GARAGE

The gardens have been professionally attractively landscaped with a lawned front garden having a variety of shrubs and a paved path leads to the front entrance. A block paved side driveway provides off street parking and leads to the detached single garage with up and over door, power points and lighting. A side access gate leads to the delightful rear garden which is mainly laid to lawn with a generous paved patio area having feature lighting and raised shrub borders. In addition, there is a further covered seating area offering a high level of privacy with pergolas.

AGENTS REF: - DC/LS/YAR230270/22042024

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

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(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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