



A significantly extended and tastefully improved four bedroom detached family/executive residence occupying a substantial plot extending to 0.3 acres or thereabouts within one of Yarm's most desirable locations, where properties are rarely available on the open market. The property enjoys an elevated position within this established location which is well placed for access to highly regarded junior and secondary schooling. The property is warmed by a gas central heating system and provides double glazing and a security alarm system. Briefly comprises; entrance lobby, hallway, cloakroom/WC, study, lounge, kitchen/dining room, garden room extension and utility room on the ground floor. The first floor leads to four generous bedrooms and the impressive family bathroom. In addition to the substantial, established gardens to front and rear, there is a driveway providing off street parking, which leads to the double garage. The property is well placed for transport links via the A19 road network and Yarm railway station. The cosmopolitan High Street offers excellent shopping facilities, together with bars, cafes, and restaurants.





GROUND FLOOR

ENTRANCE LOBBY

With double glazed entrance door. Door to ...

HALLWAY

With radiator, tiled floor, under stairs cupboard and open tread staircase to the first floor.

CLOAKROOM/WC

With low level WC and wash hand basin. Tiled floor, radiator, and double glazed window.

STUDY - 2.77m x 2.46m (9'1" x 8'1")

Radiator, double glazed window and fitted cupboards and shelving.

LOUNGE - 6.25m x 3.6m (20'6" x 11'10")

Feature inset gas fire, two radiators, two double glazed windows and coved ceiling.

KITCHEN/DINING ROOM - 6m x 3.53m (19'8" x 11'7")

Offering an excellent range of high quality fitted wall and floor units with granite worktops incorporating a one and a half bowl stainless steel sink unit with mixer taps. Built in double oven, ceramic hob, and extractor fan. Integrated dishwasher and recess for American style fridge freezer. Vertical radiator, coved ceiling, double glazed window, and double doors to ...

GARDEN ROOM - 5.6m (18'4") x 4.22m (13'10") reducing to 3.73m (12'3")

A wonderful extension to the property, with vaulted ceiling, three double glazed windows, two roof windows, two radiators, attractive flooring, and double doors to the rear garden.

UTILITY ROOM - 2.77m x 1.7m (9'1" x 5'7")

Further fitted units including a stainless steel sink unit. Storage cupboards to one wall, plumbing for automatic washing machine and vent for tumble dryer. Double glazed window and access door to the rear garden.

FIRST FLOOR

LANDING

With radiator, double glazed window, and loft hatch.

BEDROOM ONE - 4.6m x 3.6m (15'1" x 11'10")

Radiator, double glazed window, and coved ceiling.

BEDROOM TWO - 4.52m x 2.82m (14'10" x 9'3")

Radiator and double glazed window.

BEDROOM THREE - 3.68m x 2.57m (12'1" x 8'5")

Radiator and double glazed window.



BEDROOM FOUR - 3.58m x 2.13m (11'9" x 7')

Radiator and double glazed window.

BATHROOM - 2.77m x 2.62m (9'1" x 8'7")

White three piece suite comprising; panelled bath with shower attachment, pedestal wash hand basin and low level WC. Corner shower enclosure, part tiled walls, heated towel rail, double glazed window and downlighting.

EXTERNALLY

GARDENS & DOUBLE GARAGE

Lawned front garden with long driveway leading to the double garage with double up and over door, rear window, power points and lighting. The extensive rear garden is mainly laid to lawn with mature trees and shrub borders together with a paved patio area.

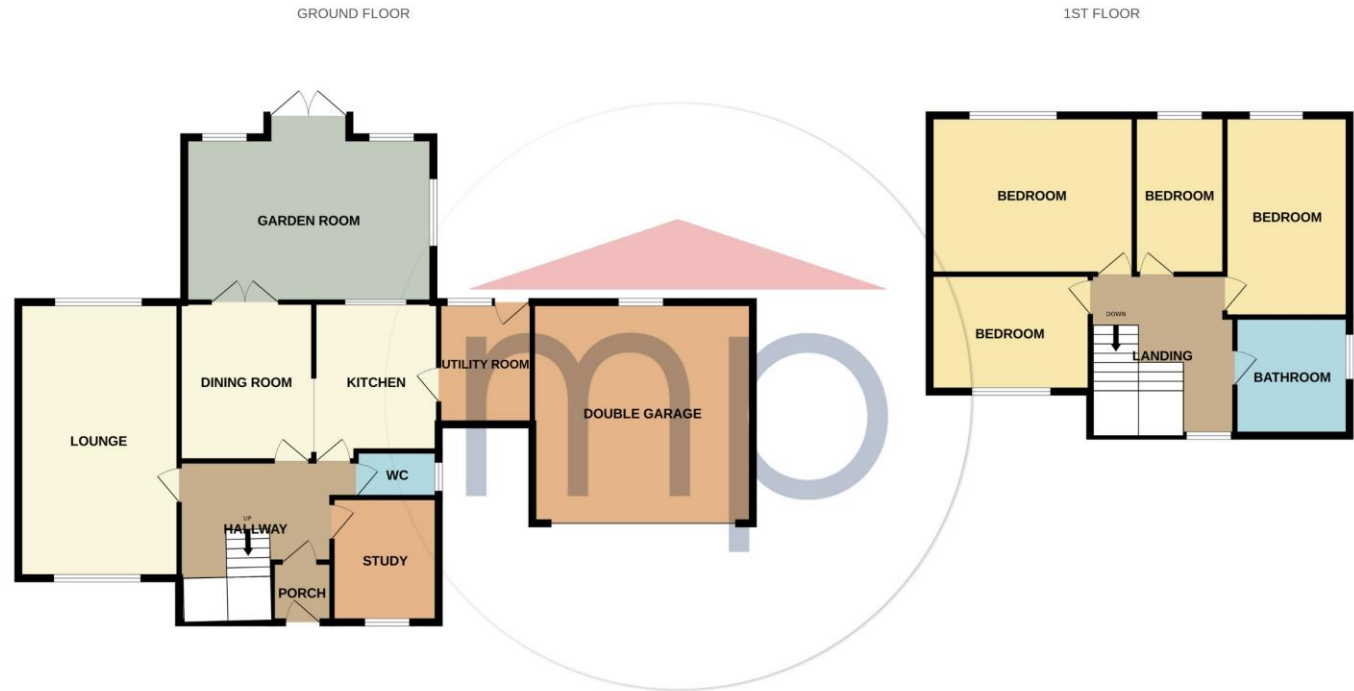
TENURE - FREEHOLD

COUNCIL TAX BAND E

AGENTS REF: - DC/LS/YAR230325/26012024

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





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 ©2024

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

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Middlesbrough
64 - 66 Borough Road,
Middlesbrough. TS1 2JH.
Tel: **01642 254222**

Guisborough
10 Chaloner Street,
Guisborough. TS14 6QD.
Tel: **01287 552280**

Billingham
10 Town Square,
Billingham. TS23 2LY.
Tel: **01642 955140**

Ingleby Barwick
Myton Park, Myton Road,
Ingleby Barwick. TS17 0WA.
Tel: **01642 763636**

Residential Lettings
64 - 66 Borough Road,
Middlesbrough. TS1 2JH.
Tel: **01642 649649**

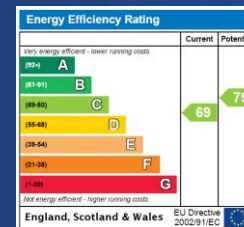
Yarm
59 High Street,
Yarm. TS15 9BH.
Tel: **01642 788878**

Stockton on Tees
17 High Street,
Stockton. TS18 1SP.
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**



Michael Poole
sales | lettings | auctions