

ELMS WAY, YARM, TS15 9AZ



- ▲ Presented to An Exceptionally High Standard, An Outstanding Four Bedroom Detached Family Home Sensibly Priced for A Quick Sale
- ▲ Constructed By Avant Homes to The Rosebury Design & Situated on The Prestigious Tall Trees Development in Yarm
- ▲ Offering High Quality Fittings Throughout, A Gas Central Heating System & Double Glazing
- ▲ Stunning Open Plan Kitchen/Diner with Built-In Oven, Gas Hob, Microwave Oven & Dishwasher
- ▲ Delightful Living Room/Family Room with Bi-Folding Doors Opening to The Rear & Spacious Lounge with Front Bay Window
- ▲ Utility Room & Cloakroom/WC
- ▲ Four Spacious Bedrooms with Master Having an En-Suite Shower Room & Impressive Family Bathroom with White Suite
- ▲ Occupying A Pleasant Corner Plot with Attractive Gardens, The Rear South Facing, Block Paved Double Width Driveway & Spacious Single Garage
- ▲ Excellent Location Close to Highly Regarded Schooling & Yarm Railway Station

£389,950

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Constructed by Avant Homes to the Rosebury Design and situated on the prestigious Tall Trees Development in Yarm, an outstanding four bedroom detached family home sensibly priced for a quick sale and presented to an exceptionally high standard.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 4.62m (15'2") x 2.74m (9') Measured into bay

LIVING ROOM/FAMILY ROOM - 5.18m x 3.05m (17' x 10')

OPEN PLAN KITCHEN/DINER - 5.1m x 3.96m (16'9" x 13')

UTILITY ROOM - 1.83m x 1.42m (6' x 4'8")

CLOAKROOM/WC - 1.6m x 1.57m (5'3" x 5'2")

FIRST FLOOR

LANDING

LOFT

Boarded loft with ladder offering lots of storage.

MASTER BEDROOM - 3.96m x 3.66m (13' x 12')

Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.5m x 1.37m (8'2" x 4'6")

BEDROOM TWO - 3.15m (10'4") x 2.8m (9'2") to robes

Fitted wardrobes.

TO VIEW: Tel: 01642 788878

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BEDROOM THREE - 3.84m (12'7") to robes x 2.74m (9')

Fitted wardrobes.

BEDROOM FOUR - 3.84m x 2.29m (12'7" x 7'6")

BATHROOM - 2.18m x 1.93m (7'2" x 6'4")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a block paved double width driveway leading to the larger than average single garage with up and over door, power points and lighting. The delightful south facing rear garden is enclosed and mainly laid to lawn with paved patios and a decked seating area.

AGENTS REF: - DC/LS/YAR230333

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

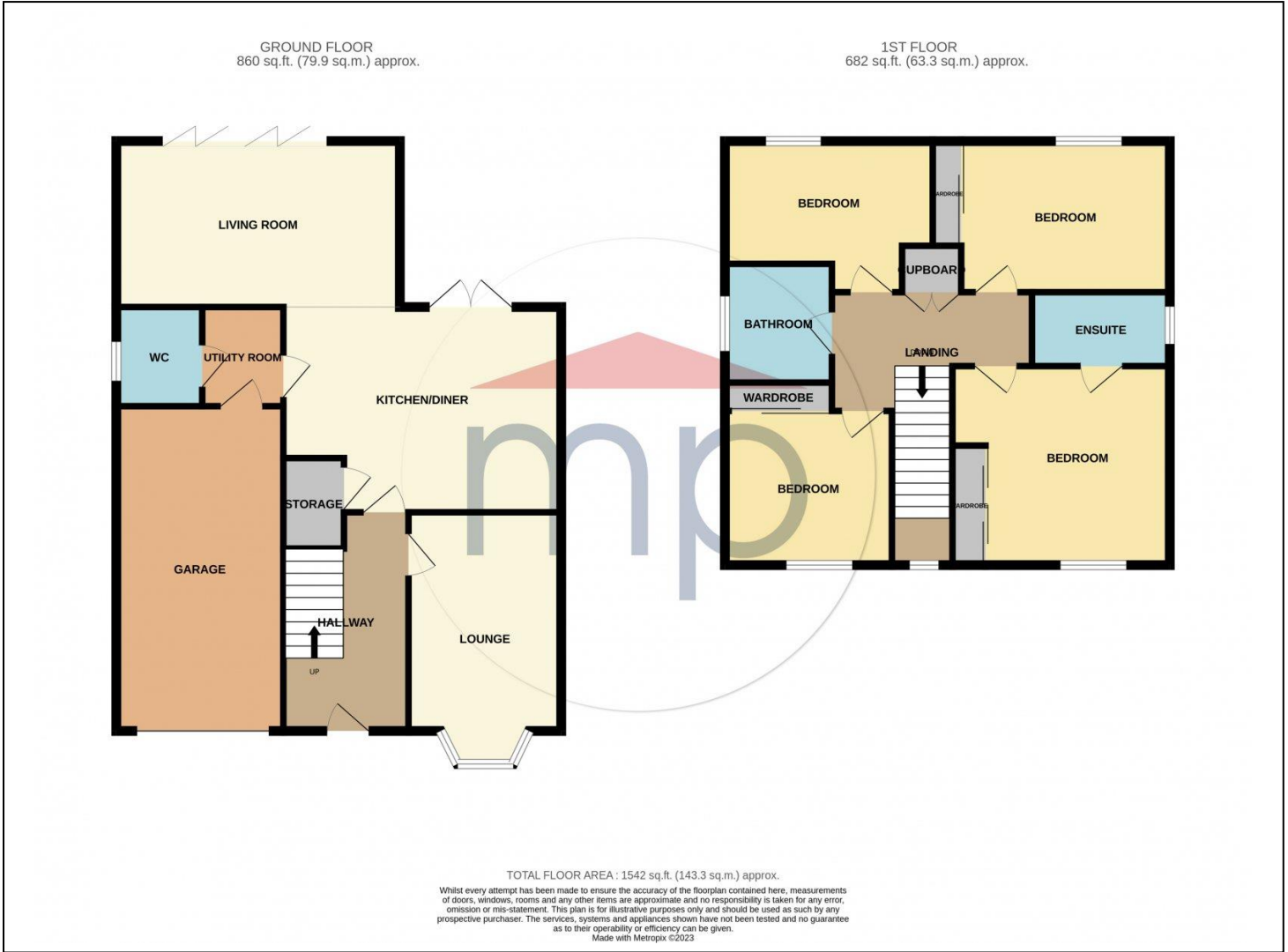


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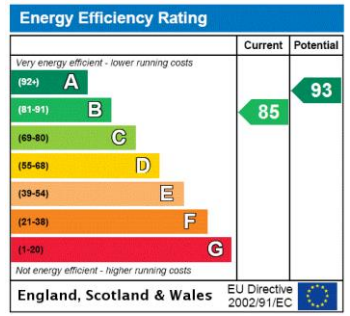


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