



Located within a small cul-de-sac and approached from a private, long block paved driveway accessed via double wrought iron gates, this impressive home was originally built by Kebbell Homes and is the only house constructed to this design in this location. The property is warmed by a gas central heating system and provides double glazing and delightful accommodation briefly comprises; Hallway, Cloakroom/WC, Family room/Study, Lounge, Dining Room, superb, extended, and redesigned Breakfast Kitchen, and Utility Room on the ground floor.

The first floor Landing leads to Five Bedrooms with Master having a refitted En-suite Shower Room together with the impressive Family Bathroom. Externally there are attractive gardens to front, side and rear, parking for numerous vehicles and a detached double garage.





GROUND FLOOR

HALLWAY - With attractive wood flooring, radiator in decorative cover and feature glass staircase to the first floor.

CLOAKROOM/WC - Low-level WC and wash hand basin in vanity unit. Part tiled walls, radiator, and double-glazed window.

STUDY/FAMILY ROOM - 3.45m x 2.8m (11'4" x 9'2")
Radiator, double-glazed window, and coving.

LOUNGE - 6.5m x 3.96m (21'4" x 13')
Feature wall mounted contemporary fire. Two radiators in decorative covers, cornicing, solid wood flooring, double glazed window, and double-glazed French doors to the rear garden.

DINING ROOM - 4.14m x 3.23m (13'7" x 10'7")
Double radiator, cornicing, double-glazed window, and double-glazed French doors to the rear garden.

BREAKFAST KITCHEN - 6.45m x 3.66m (21'2" x 12')
Extended and redesigned kitchen with high quality fitted wall and base units with an inset sink unit with mixer taps. Feature island unit with breakfast bar. Built-in oven with microwave oven, ceramic hob, and extractor fan. Integrated fridge, freezer, and dishwasher. Double-glazed window, radiator, and tiled flooring.

UTILITY ROOM - 3.45m x 1.57m (11'4" x 5'2")
With fitted white high gloss units incorporating a stainless-steel sink unit. Plumbing for automatic washing machine and vent for tumble dryer. Wall mounted boiler, radiator, double glazed window, and double-glazed door to the side.

FIRST FLOOR

LANDING - With built-in airing cupboard, coving, and loft hatch.

MASTER BEDROOM - 4.75m x 3.1m (15'7" x 10'2")
Two Fitted wardrobes, radiator, double glazed window, and coving.

EN-SUITE BATHROOM - 2.59m x 2.00m (8'6" x 6'7")
Refitted with a double shower enclosure, wash hand basin in vanity unit and low-level WC. Part tiled walls, tiled floor, chrome effect heated towel rail, double glazed window and downlighting.

BEDROOM TWO - 3.73m x 3.38m (12'3" x 11'1")
Radiator, double-glazed window, and built-in double wardrobe.

BEDROOM THREE - 3.38m x 2.8m (11'1" x 9'2")
Radiator, double-glazed window, and built-in double wardrobe.

BEDROOM FOUR - 3.53m x 2.87m (11'7" x 9'5")
reducing to 2.26m x 2.26m (7'5" x 7'5")
Radiator, double-glazed window, and built-in cupboard.

BEDROOM FIVE - 3.25m x 2.67m (10'8" x 8'9")
Radiator, two double-glazed windows and built-in double wardrobe.

BATHROOM - 2.59m x 2.44m (8'6" x 8')
Corner bath, wash hand basin in vanity unit and low-level WC. Separate larger than average shower cubicle. Chrome effect heated towel rail, double glazed window, and part tiled walls and downlighting.



EXTERNALLY GARDENS & DOUBLE GARAGE -

Lawned gardens to the front with a long block paved driveway leading through wrought iron double gates to a further car hardstanding area and on to the double garage with two up and over doors, power points and lighting. Generous paved and block paved areas to the side with a pergola, timber shed and continuing to the extensive rear garden which is mainly laid to lawn with a further patio area.

TENURE: - Freehold

COUNCIL TAX BAND: - F

AGENTS REF: - DJC/GD/YAR230360/08122023

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





GROUND FLOOR

1ST 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.
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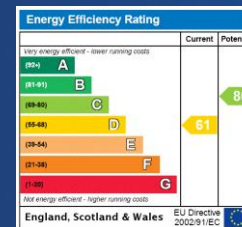
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