

## CHALLONER ROAD, YARM, TS15 9EL



- ▲ No Expense Has Been Spared in Creating This Outstanding Three Bedroom Semi-Detached Bungalow
- ▲ Extended And Improved to An Exceptionally High Standard with Tasteful Decor & Quality Fittings Throughout
- ▲ Occupying A Generous Plot Within a Delightful Cul-De-Sac, Having Landscaped Gardens, Double Width Driveway & Single Garage
- ▲ Superb Kitchen/Diner with High Quality Fitted Units & Appliances & Two Sets of Bi-Folding Doors Opening to The Rear Garden
- ▲ Spacious Lounge with A Living Flame Effect Gas Fire Set in A Feature Surround
- ▲ Three Delightful Bedrooms with Two Having Fitted Wardrobes
- ▲ Luxurious Redesigned Bathroom with White Three Piece Suite & Double Shower Enclosure
- ▲ Gas Central Heating System & Double Glazing
- ▲ Internal Viewing Is Essential to Fully Appreciate the Calibre of This Beautiful Home

**£245,000**

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No expense has been spared in creating this outstanding three bedroom semi-detached bungalow. Extended and improved to an exceptionally high standard with tasteful decor and quality fittings throughout and occupying a generous plot within a delightful cul-de-sac, having landscaped gardens, double width driveway and single garage.

#### **GROUND FLOOR**

##### **ENTRANCE LOBBY**

With attractive entrance door, radiator, and covered ceiling. Door to ...

##### **LOUNGE - 4.75m (15'7") plus recess x 4.01m (13'2")**

Living flame effect gas fire set in a feature surround with inset and hearth. Radiator, double glazed window, and covered ceiling.

##### **INNER HALLWAY**

With built-in cupboard.

##### **KITCHEN/DINING AREA - 5.66m x 4.5m (18'7" x 14'9")**

A stunning addition to the property being a spacious open plan area with two sets of bi-folding doors providing natural light and opening directly to the rear garden. The Kitchen area offers a comprehensive range of high quality fitted units with attractive worktops incorporating an under mounted stainless steel sink unit with mixer taps. There is also a matching island unit and a range of built in appliances including twin ovens, an induction hob with extractor fan and integrated dishwasher. There is also high quality flooring with underfloor heating and ceiling downlighting.

##### **BEDROOM ONE - 5.33m x 2.74m (17'6" x 9')**

Spacious master bedroom with fitted wardrobes, radiator, coved ceiling, and a double glazed window.

##### **BEDROOM TWO - 3.7m to robes x 2.5m (12'2" to robes x 8'2")**

Fitted wardrobes, radiator, double glazed window, and coved ceiling.

##### **BEDROOM THREE - 2.8m x 1.9m (9'2" x 6'3")**

Radiator, double glazed window and coved ceiling.

**TO VIEW:** Tel: 01642 788878

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### **BATHROOM - 2.7m x 2.51m (8'10" x 8'3")**

Luxuriously redesigned with a white three piece suite comprising; panelled bath, wash hand basin in vanity unit and low level WC. Double shower enclosure, chrome effect heated towel rail, double glazed window, coved ceiling and downlighting.

### **EXTERNALLY**

#### **GARDENS & PARKING**

The bungalow occupies a generous plot with lawned front garden together with a double width driveway and single garage. The landscaped rear garden has an extensive lawned area with shrub borders together with an impressive raised paved patio area with pergola and there is a summerhouse located towards the far end of the garden.

#### **GARAGE - 5.28m x 2.72m (17'4" x 8'11")**

With roller door, wall mounted Baxi Platinum boiler, plumbing for automatic washing machine, power points and lighting.

**AGENTS REF:** - DC/LS/YAR230361/01032024

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**

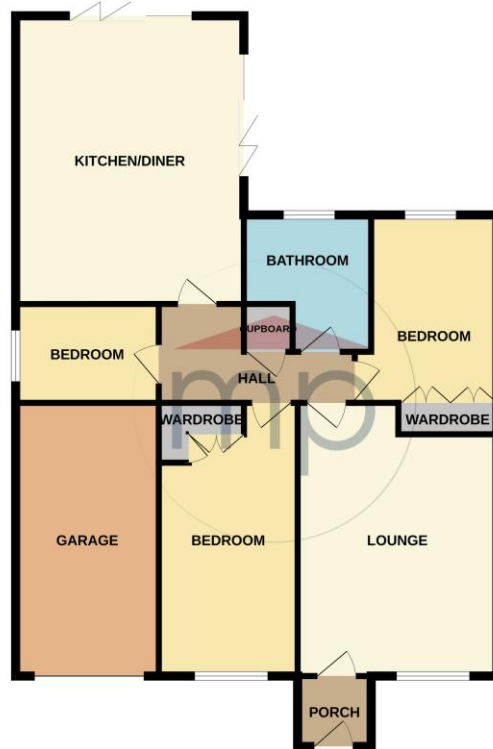




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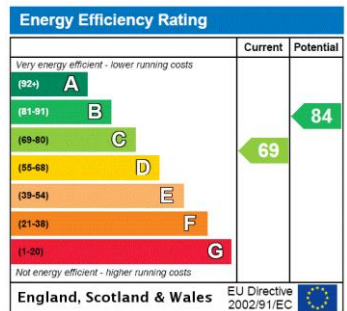


GROUND FLOOR



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