



An outstanding detached executive residence offered for sale with the benefit of NO ONWARD CHAIN, enjoying a prime position, not directly overlooked to the rear, and set within this small exclusive cul-de-sac in the sought after village of Kirklevington. Constructed by the highly regarded Duchy Homes to their 'Chatsworth' design and further redesigned and upgraded to an exceptionally high specification by the present owners. The property offers numerous features including high quality flooring, attractive decor, a gas central heating system, double glazing, security alarm system. The property is offered with the remainder of the NHBC Building Warranty and briefly comprises; reception hallway, cloakroom/WC, lounge, snug, open plan kitchen/dining/family area and utility room on the ground floor. The first floor offers four double bedrooms, with two providing en-suite shower Rooms, together with a luxurious family Bathroom. The original fifth Bedroom has been adapted to create an impressive dressing room for the master bedroom. Externally there are delightful lawned gardens to front and rear, a double width block paved driveway and double garage. Kirklevington is a delightful village close to the cosmopolitan town of Yarm and provides excellent access to highly regarded schooling and transport links via the A19 road network and Yarm railway station.





GROUND FLOOR

RECEPTION HALLWAY - 5.8m x 4.01m (19' x 13'2")

With entrance door, attractive flooring, radiator, under stairs storage, two double glazed windows and downlighting. Feature central staircase leading to the first floor.

CLOAKROOM/WC - With wash hand basin and low level WC. Part tiled walls with attractive wall mirror, chrome effect heated towel rail and downlighting.

LOUNGE - 5.18m x 3.78m (17' x 12'5")

Spacious main reception room with double radiator, downlighting, speakers for sound system and two double glazed windows to the front.

SNUG - 3.76m x 2.84m (12'4" x 9'4")

With downlighting, radiator and two double glazed windows.

KITCHEN - 5.6m x 3.8m (18'4" x 12'6")

The Kitchen area offers an excellent range of upgraded units with feature lighting and Neolith worktops incorporating an under mounted stainless steel sink unit with waste disposal and mixer taps. Built-in double oven, integrated dishwasher, wine cooler, full height fridge and freezer. There is also a matching island unit with breakfast bar, dekton worktop, five ring gas hob and extractor fan. Vertical radiator and downlighting.

DINING AREA - 5.64m x 3.15m (18'6" x 10'4")

Radiator, double glazed window, two Velux windows with fitted blinds and bi-folding doors to rear garden.

FAMILY AREA - 6.1m x 3.18m (20' x 10'5")

With radiator, double glazed window, bi-folding doors to the rear garden and ceiling downlighting.

UTILITY ROOM - Fitted floor unit and wall unit housing the Ideal Logic central heating boiler. Washer and dryer to be included. Tiled floor, radiator, downlighting and side access door.

FIRST FLOOR

GALLERIED LANDING - With built-in airing cupboard housing the pressurised hot water cylinder, hatch to loft space, radiator and downlighting.

PRINCIPAL BEDROOM - 4.98m x 3.25m (16'4" x 10'8")

Radiator, two double glazed windows, downlighting and individual room thermostatic control.

EN-SUITE BATHROOM - 3.8m x 2.36m (12'6" x 7'9")

Redesigned with high quality fittings including a panelled bath with shower attachment, twin wash hand basins in vanity units and low level WC. Double shower enclosure with overhead and handheld showers, chrome effect heated towel rail, part tiled walls and tiled floor. Radiator, double glazed window and downlighting.



DRESSING ROOM/BEDROOM FIVE - 3.28m x 2.9m (10'9" x 9'6")

Fitted clothes rails, shelving, drawers, and dressing table with attached mirror. Radiator, double glazed window and downlighting.

BEDROOM TWO - 4.75m (15'7") reducing to 3.23m (10'7") x 3.84m (12'7")

Radiator, double glazed window and downlighting.

EN-SUITE SHOWER ROOM - 2.46m x 1.83m (8'1" x 6')

High quality fittings including a double shower enclosure, wash hand basin in vanity unit and low level WC. Chrome effect heated towel rail, part tiled walls and tiled floor. Radiator, double glazed window and downlighting.

BEDROOM THREE - 3.86m x 3.3m (12'8" x 10'10")

Radiator, two double glazed windows and downlighting.

BEDROOM FOUR - 3.84m x 2.74m (12'7" x 9')

Radiator, two double glazed windows and downlighting.

BATHROOM - 4.04m x 2.03m (13'3" x 6'8")

White suite comprising; panelled bath with shower attachment, wash hand basin in vanity unit and low level WC. Double shower enclosure, part tiled walls with large wall mirror and tiled floor. Chrome effect heated towel rail, two double glazed windows and downlighting.

EXTERNALLY

GARDENS & DOUBLE GARAGE - The property occupies a generous plot with a lawn to the front with a hedged boundary, electric car charging point and a block paved driveway which leads to the double garage with double electric up and over door, power points and lighting. The rear garden is not directly overlooked, being mainly laid to lawn with an extended block paved patio area, fence boundary, hot tub and patio furniture to be included.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/YAR240020/22012024

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

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.



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

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**

