



A significantly extended and redesigned four bedroom detached family/executive home improved to an exceptionally high standard. Properties are rarely available for sale in this particular close and this delightful home enjoys a favourable setting at the edge of the sought after Leven Park development in Yarm. The property is warmed by a gas central heating system and provides double glazing together with accommodation briefly comprising; entrance porch, hallway, cloakroom/WC, lounge, dining room, breakfast kitchen and garden room on the ground floor. The first floor provides four bedrooms, with the master having an en-suite shower room, family bathroom and additional shower room. Externally there are established gardens to front and rear, a driveway providing parking for several vehicles together with a single garage. The property is well placed for access to highly regarded junior and secondary schooling, transport links including Yarm Railway Station and is well worth early internal viewing.





GROUND FLOOR

ENTRANCE PORCH

With double glazed entrance door and windows, with an internal door leading to ...

HALLWAY

With Karndean flooring and staircase to the first floor.

CLOAKROOM/WC - 1.73m x 0.97m (5'8" x 3'2")

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

LOUNGE - 5.56m (18'3") x 3.35m (11') Measured into bay

Living flame effect gas fire set in a feature surround with inset and hearth. Radiator, coved ceiling, Karndean flooring and double glazed bay window to the front elevation.

BREAKFAST KITCHEN - 5.66m (18'7") reducing to 3.2m (10'6") x 5.49m (18')

Offering an excellent range fitted wall and floor units with granite worktops incorporating an under mounted sink unit with mixer taps. Built-in double oven, microwave oven, five ring gas hob and extractor fan. Island unit incorporating a breakfast bar, floor level electric heater and Karndean flooring. Vertical radiator, under stairs cupboard, double glazed window, and double glazed French doors to the rear garden. Opening directly to ...

DINING ROOM - 3.45m x 2.8m (11'4" x 9'2")

Vertical radiator, Karndean flooring, downlighting and double doors to ...

GARDEN ROOM

Vaulted ceiling with downlighting. Two double glazed windows, radiator, and double glazed French doors to the rear garden.

FIRST FLOOR

LANDING

With radiator and loft hatch.

BEDROOM ONE - 4.27m x 3.45m (14' x 11'4")

Fitted wardrobes and bridging units. Radiator and double glazed window.

EN-SUITE SHOWER ROOM - 2.95m (9'8") reducing to 1.98m (6'6") x 1.98m (6'6")

2.
Shower enclosure, wash hand basin and low level WC. Tiled walls, chrome effect heated towel rail and double glazed window.

BEDROOM TWO - 4.67m x 2.18m (15'4" x 7'2")

Radiator and double glazed window.



**BEDROOM THREE - 4.57m (15') x 2.6m (8'6")
reducing to 2.13m (7')**

Two radiators and two double glazed windows.

**BEDROOM FOUR - 3.12m x 2.29m (10'3" x
7'6")**

Radiator and double glazed window.

BATHROOM - 2.18m x 2.1m (7'2" x 6'11")

Jacuzzi bath, pedestal wash hand basin and low level WC. Part tiled walls, tiled floor, chrome effect heated towel rail and double glazed window.

SHOWER ROOM - 2.18m x 1.52m (7'2" x 5')

Double shower enclosure, wash hand basin and low level WC. Part tiled, tiled floor and chrome effect heated towel rail.

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a gravelled and paved driveway providing off street parking for a number of vehicles and leading to the single garage with up and over door, power points and lighting. The rear garden is mainly laid to lawn with shrub borders, a generous paved patio area, timber shed and impressive 'Breeze House' with electric heater and seating area, an ideal space for outdoor entertaining.

TENURE - FREEHOLD

COUNCIL TAX BAND D

AGENTS REF: - DC/LS/YAR240023/29012024

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



6 Carpenter Close, Yarm, TS15 9UT



GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.

1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1654 sq.ft. (153.7 sq.m.) approx.

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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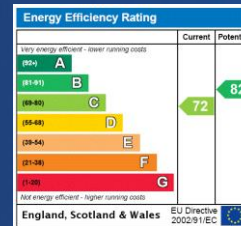
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