

GRIFFITHS CLOSE, YARM, TS15 9TZ



- ▲ NO ONWARD CHAIN
- ▲ A Surprisingly Spacious Five Bedroom Detached Family Home Set Within This Popular Yarm Development
- ▲ Significantly Extended to Front & Rear with A Two Storey Side Extension Creating Spacious & Versatile Accommodation
- ▲ Delightful Lounge with Attractive Decor & Wall Mounted Contemporary Electric Fire
- ▲ Superb Breakfast Kitchen with High Gloss Units, Granite Worktops, Built-In Double Oven, Microwave, Induction Hob & Coffee Maker
- ▲ Dining Room/Snug Opening to The Full Width Rear Family Room Extension
- ▲ Which Can Be Used in A Variety of Ways
- ▲ There Is a Ground Floor Bedroom with Shower Enclosure Together with A Ground Floor Cloakroom/WC
- ▲ Impressive En-Suite Shower Room to The Master Bedroom Together with A Family Bathroom with High Quality Fittings
- ▲ Gas Central Heating System & Double Glazing
- ▲ Lawned Gardens to Front & Rear, Purpose Built Games Room/Entertaining Space & Block Paved Driveway

£375,000

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No onward chain.

A surprisingly spacious five bedroom detached family home set within this popular Yarm development, significantly extended to front and rear with a two storey side extension creating spacious and versatile accommodation and featuring lawned gardens to front and rear, purpose built games room/entertaining space and block paved driveway.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 5.4m (17'9") x 3.89m (12'9") reducing to 3.43m (11'3")

Double doors to ...

DINING ROOM/SNUG - 3.3m x 2.5m (10'10" x 8'2")

Opening to ...

BREAKFAST KITCHEN & FAMILY/DINING ROOM

FAMILY/DINING ROOM - 7.54m x 3.18m (24'9" x 10'5")

BREAKFAST KITCHEN - 5.05m x 3.35m (16'7" x 11')

CLOAKROOM/WC - 1.37m x 1.07m (4'6" x 3'6")

BEDROOM FIVE - 4.2m x 2.44m (13'9" x 8')

With built-in double shower enclosure.

FIRST FLOOR

LANDING

BEDROOM ONE - 4.88m (16') reducing to 3.96m (13') x 2.84m (9'4")

TO VIEW: Tel: 01642 788878

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EN-SUITE SHOWER ROOM - 2.41m x 2.18m (7'11" x 7'2")

AGENTS REF: - DC/LS/YAR240033/26012024

BEDROOM TWO - 4.8m (15'9") x 2.64m (8'8") reducing to 1.9m (6'3")

Council Tax Band: D **Tenure:** Freehold

BEDROOM THREE - 4.4m x 2.41m (14'5" x 7'11")

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Tel: **01642 788878**

BEDROOM FOUR - 2.82m x 2.67m (9'3" x 8'9")

BATHROOM - 3.02m (9'11") reducing to 1.85m (6'1") x 1.93m (6'4")

EXTERNALLY

GARDENS & PARKING

Lawned front garden with a block paved driveway providing off street parking. A block paved side access path and gate leads to the enclosed rear garden, which is mainly laid to lawn with an impressed concrete paved patio area, timber shed, and purpose built outdoor structure which can be utilised as a games room, outdoor office, or entertaining area.

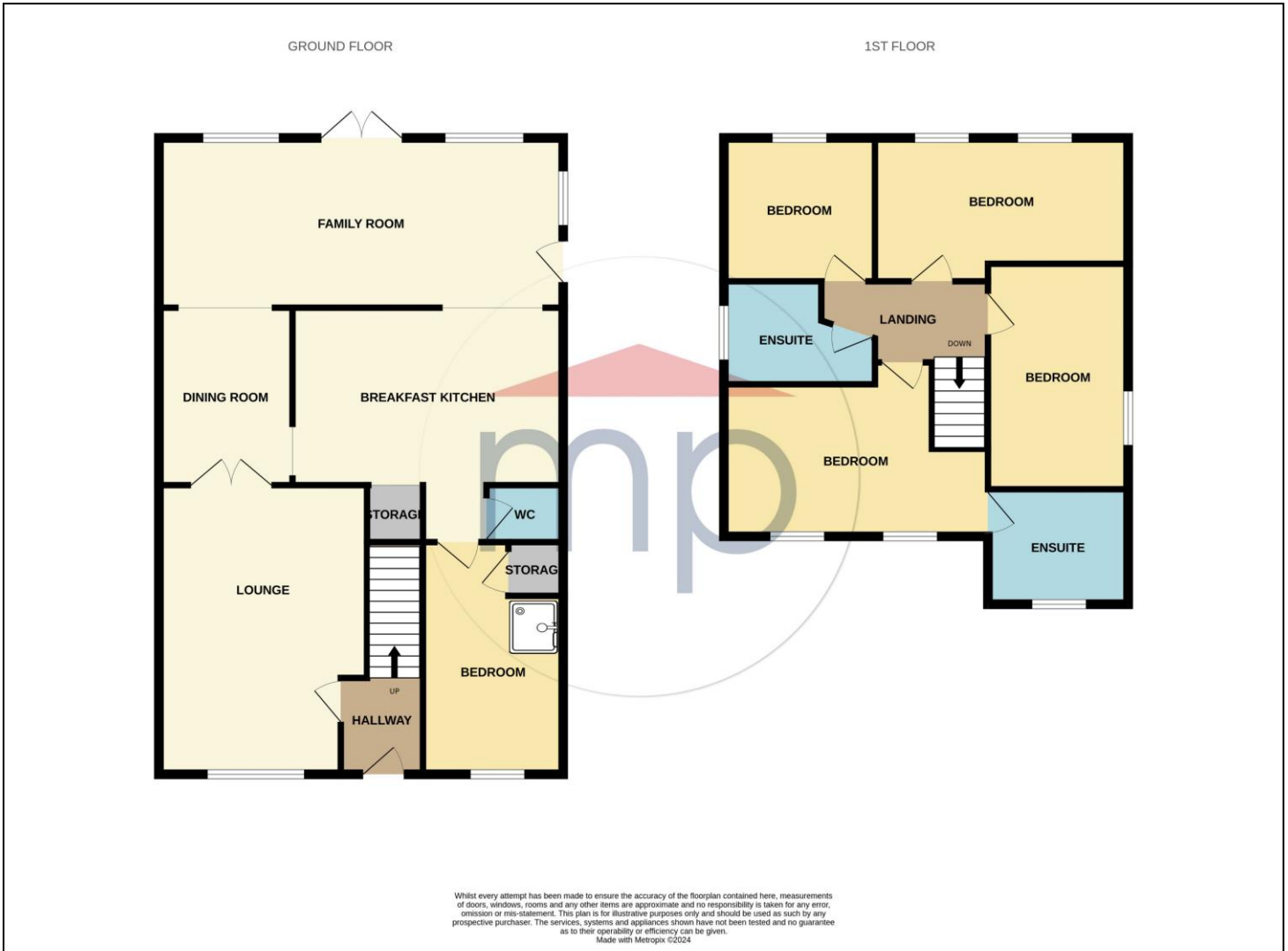


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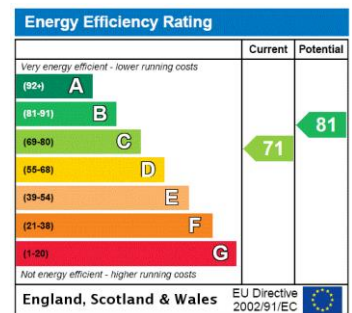


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