

## LINDEN CRESCENT, YARM, TS15 9FX



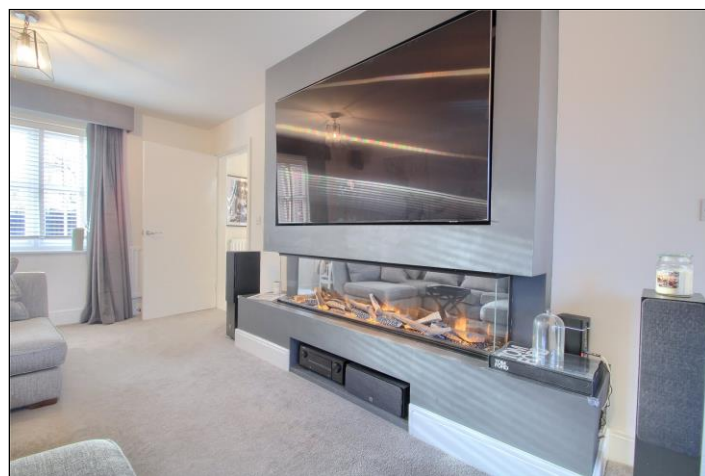
- ▲ A Stunning, Four Bedroom Double Fronted Detached Home Offering Stylish Accommodation Enhanced by High Quality Fittings
- ▲ Occupying A Delightful Corner Plot, Not Directly Overlooked Within the Prestigious Avant Homes 'Tall Trees' Development in Yarm
- ▲ Nicely Presented Lawned Gardens with The Rear Enjoying a Westerly Aspect, Block Paved Driveway & Single Garage
- ▲ Spacious Lounge with Eye-Catching Media Wall & Separate Study, Both Having Bay Windows to The Front
- ▲ Superb Kitchen/Diner with Built-In Oven & Hob, Integrated Fridge/Freezer & Dishwasher & Two Sets of Bi-Folding Doors to The Rear
- ▲ Utility Room Leading to The Cloakroom/WC
- ▲ Impressive Master Bedroom with Fitted Wardrobes & An En-Suite Shower Room with High Quality Fittings
- ▲ Family Bathroom with White Three Piece Suite & Attractive Wall & Floor Tiling
- ▲ Gas Central Heating System with 'Hive' Controls, Double Glazing & Bespoke Fittings Including a Glazed Wine Store in The Under Stairs Space

**£425,000**

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A stunning, four bedroom double fronted detached home offering stylish accommodation enhanced by high quality fittings and occupying a delightful corner plot, not directly overlooked within the prestigious Avant Homes 'Tall Trees' development in Yarm with nicely presented lawned gardens with the rear enjoying a westerly aspect, block paved driveway and a single garage.

## GROUND FLOOR

### ENTRANCE HALLWAY

LOUNGE - 6.48m (21'3") x 3.35m (11') Measured into bay

STUDY - 2.87m (9'5") x 2.74m (9') Measured into bay

KITCHEN/DINER - 5m (16'5") reducing to 3.7m (12'2") x 4.01m (13'2")

### UTILITY ROOM

Opening to ...

### CLOAKROOM/WC

## FIRST FLOOR

### LANDING

BEDROOM ONE - 5.97m (19'7") reducing to 3.38m (11'1") x 2.97m (9'9")

Fitted wardrobes.

EN-SUITE - 2.5m x 1.4m (8'2" x 4'7")

BEDROOM TWO - 3.76m x 2.97m (12'4" x 9'9")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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**BEDROOM THREE - 3.63m x 2.74m (11'11" x 9')**

**BEDROOM FOUR - 3m x 1.98m (9'10" x 6'6")**

**BATHROOM - 2.2m x 1.96m (7'3" x 6'5")**

## EXTERNALLY

### **GARDENS & GARAGE**

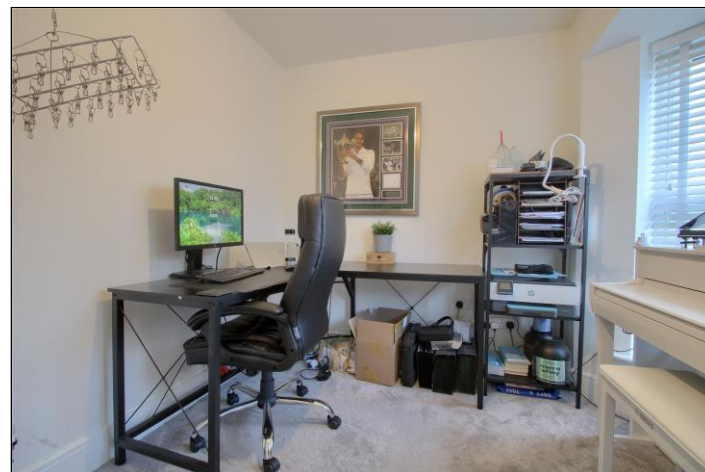
Lawned front garden with a block paved driveway providing off street parking and leading to the single garage with up and over door, power points and lighting. A side access path leads to the generous enclosed rear garden which is not directly overlooked and enjoys a Westerly aspect. Being mainly laid to lawn with a fenced boundary and paved patio area.

**AGENTS REF:** - DC/LS/YAR240065/13022024

**Council Tax Band:** F      **Tenure:** Freehold

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

Tel: **01642 788878**





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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