



Offering for sale a substantial, significantly extended and upgraded three double bedroom detached bungalow occupying a delightful plot extending to 0.25 acres within this prestigious Yarm location which backs onto Leven Road. Bungalows in this area are very rarely offered for sale on the open market and early internal viewing comes highly recommended. Briefly comprises; entrance porch, hallway, lounge, dining room, breakfast kitchen, garden room, utility room, master bedroom with dressing area and en-suite shower room, bedroom two also provides an en-suite facility and there is an impressive, redesigned bathroom. The property is warmed by a gas central heating system and provides double glazing. Externally there are beautiful, landscaped gardens, with the rear not directly overlooked and a block paved double width driveway leads to the double garage. Mortain Close is a lovely cul-de-sac located directly off Hemingford Gardens in Yarm. The location is well placed for transport links with a good road network and Yarm Railway Station approximately one mile away and there are shops and a supermarket nearby. The property is available with NO ONWARD CHAIN and must be viewed internally to be fully appreciated.





GROUND FLOOR

ENTRANCE PORCH

With double glazed entrance door and internal door to ...

HALLWAY

With two radiators, two built-in storage cupboards, coved ceiling, and hatch to loft space.

LOUNGE - 5.5m x 3.86m (18'1" x 12'8")

Living flame effect gas fire set in a feature surround with inset and hearth. Radiator, coved ceiling, and double glazed bow window to the front. Double doors to ...

DINING ROOM - 3.86m x 3.33m (12'8" x 10'11")

Radiator, double glazed window, and coved ceiling.

BREAKFAST KITCHEN - 4.72m x 3.28m (15'6" x 10'9")

An impressive breakfast kitchen with three Velux roof windows and patio doors to the garden room. There is an excellent range of high quality wall and floor units with Silestone worktops incorporating an under mounted one and a half bowl sink unit with mixer taps. Built-in double oven, microwave oven, ceramic hob, and extractor fan. Integrated fridge/freezer and dishwasher and vertical radiator.

GARDEN ROOM - 4.27m x 3.3m (14' x 10'10")

A lovely addition to the property with a vaulted ceiling, radiator, plus wall mounted electric heater, double glazed windows, and double glazed French doors to the rear garden.

UTILITY ROOM - 3.33m x 2.34m (10'11" x 7'8")

Fitted wall and floor units with complementary worktops incorporating a one and a half bowl stainless steel sink unit with mixer taps. Plumbing for automatic washing machine and space for tumble dryer and fridge. Access door to the rear garden.

MASTER BEDROOM - 5.72m (18'9") to robes x 3.3m (10'10")

With a range of fitted bedroom furniture, two vertical radiators, and double glazed French doors to the rear garden. Opening to ...

DRESSING AREA

Fitted wardrobes and drawers. Door to ...

EN-SUITE SHOWER ROOM - 3.2m (10'6") x 1.9m (6'3") plus shower recess

Wet room style shower area, twin wash hand basins in vanity units, low level WC and bidet. Part tiled walls, tiled floor with under floor heating, double glazed window, feature chrome effect heated towel rail with dual heating option, solar powered Velux roof window and downlighting.



BEDROOM TWO - 4.17m (13'8") to robes x 3.45m (11'4")

Fitted wardrobes to one wall. Radiator, double glazed window, and coved ceiling.

EN-SUITE - 3.56m x 1.6m (11'8" x 5'3")

Double shower enclosure, pedestal wash hand basin and low level WC. Radiator, double glazed window and downlighting.

BEDROOM THREE - 3.58m x 3.07m (11'9" x 10'1")

Radiator, double glazed window, and coved ceiling.

BATHROOM - 2.51m x 1.7m (8'3" x 5'7")

White three piece suite comprising; panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls, chrome effect heated towel rail, double glazed window and downlighting.

EXTERNALLY

GARDENS & DOUBLE GARAGE

The bungalow occupies a delightful plot which extends to 0.25 acres. The front garden is lawned with a hedged boundary. A block paved double width driveway leads to the double garage with electric roller door, side access door, wall mounted Baxi boiler, storage loft with access ladder, power points and lighting. Secluded additional parking to the side, ideal for caravan or motor home. The beautiful rear garden is mainly laid to lawn with an abundance of established shrubs, a generous paved patio area, greenhouse frame small pond, and footbridge.

TENURE - FREEHOLD

COUNCIL TAX BAND F

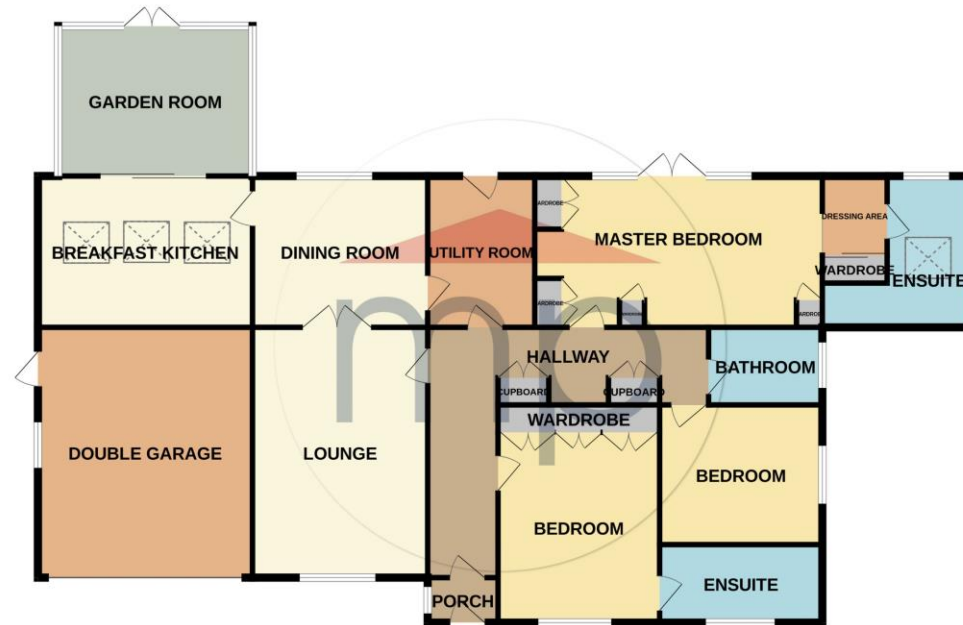
AGENTS REF: - DC/LS/YAR240162/18042024

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





GROUND FLOOR



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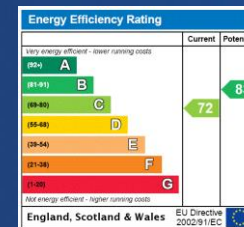
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