

HUTTON LANE, KIRKLEVINGTON, YARM, TS15 9YT



- ▲ A Superbly Presented Five Bedroom Detached Family/Executive Home Constructed by Story Homes to The Masterton Design
- ▲ Significantly Upgraded Over & Above the Original High Specification & Located on The St. Martin's Green Development in Kirklevington
- ▲ Delightful Corner Plot with Lawned Gardens, Purpose Built Outdoor Entertainment Room with Bar & Double Garage
- ▲ Spacious Lounge with Separate Family Room
- ▲ Stunning Kitchen/Diner with A Range of Integrated Appliances & Having Bi-Folding Doors to The Rear Garden
- ▲ Utility Room with Integrated Washing Machine & Ground Floor Cloakroom/WC
- ▲ Five Spacious Bedrooms with Two Having En-Suite Shower Rooms & Impressive Family Bathroom with White Suite & Separate Shower
- ▲ Gas Central Heating System & Double Glazing
- ▲ Well Positioned At The Edge of This Desirable Village with Excellent Access to The A19 Road Network & Yarm Railway Station

Offers Over £450,000

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A superbly presented five bedroom detached family/executive home constructed by Story Homes to the Masterton design, significantly upgraded over and above the original high specification and located on the St. Martin's Green Development in Kirklevington.

GROUND FLOOR

OPEN PLAN HALLWAY

CLOAKROOM/WC - 2.84m x 1.04m (9'4" x 3'5")

LOUNGE - 4.9m x 3.96m (16'1" x 13')

FAMILY ROOM - 3.2m x 2.87m (10'6" x 9'5")

KITCHEN/DINER - 5.05m x 4.65m (16'7" x 15'3")

UTILITY ROOM - 2.16m x 1.9m (7'1" x 6'3")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.85m (15'11") to robes reducing to 4.1m (13'5") x 3.48m (11'5")

EN-SUITE SHOWER ROOM - 3.2m x 1.4m (10'6" x 4'7")

BEDROOM TWO - 4.3m x 2.9m (14'1" x 9'6")

EN-SUITE - 2.87m x 1.22m (9'5" x 4')

BEDROOM THREE - 5.05m (16'7") reducing to 4.01m (13'2") x 2.62m (8'7") plus door recess

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BEDROOM FOUR - 3.2m x 2.92m (10'6" x 9'7")

BEDROOM FIVE - 2.9m x 2.6m (9'6" x 8'6")

BATHROOM - 2.87m x 2.13m (9'5" x 7')

EXTERNALLY

GARDENS & DOUBLE GARAGE

Lawned front garden with double width driveway leading to the double garage with up and over door, internal door to the hallway, power points and lighting. The rear garden is enclosed and mainly laid to lawn with a fenced boundary and paved patio area. In addition, there is a purpose built outdoor entertainment room with built in bar.

AGENTS REF: - DC/LS/YAR240175/19042024

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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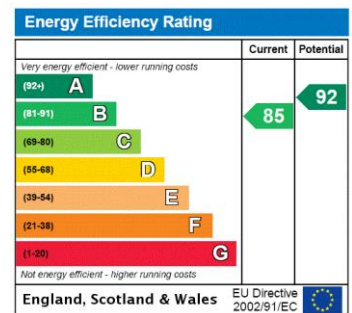


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