



High Worsall, Yarm, TS15 9PS

This DETACHED PROPERTY is located on a corner position with stunning, far reaching views over open countryside. This property has unobstructed views, along with being in close proximity to Kirklevington Primary School and Conyers Secondary School, makes it an attractive option for families or those seeking a peaceful lifestyle.

Upon entering, the engineered oak flooring in the spacious entrance hall provides an inviting welcome. This versatile space also accommodates a dedicated office area, making it convenient for those working remotely, and the oak staircase to the first floor adds a touch of elegance to the property.

Moving through the home, the lounge features a bay window, engineered oak flooring, a log burner for cosy evenings, and French doors that lead to the garden. The second reception room is a flexible space and has the option to be used as a family room or as an additional bedroom. The kitchen/breakfast room is equipped with a range of 'Shaker Style' units, including integrated dishwasher, Belfast sink, and contemporary radiators add a modern touch. The rear hall provides access to the utility room and convenient cloakroom/wc. The boot room/store is a valuable addition, especially for those with outdoor hobbies. Located on the first floor are three bedrooms, with bedroom one featuring bespoke fitted blinds, all served by a family bathroom fitted with modern suite including a shower over the bath.

The driveway and double garage provide ample parking and storage space. Additionally, the garage has the potential to convert and extend to create an annex or expanded family living, subject to the relevant consents, adding further value and flexibility to the property.

High Worsall is a highly sought after location located just a short drive from Yarm's cobbled High Street, with its range of boutique shops, restaurants and bars to enjoy.

Offers Over £650,000



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ENTRANCE HALL WITH OFFICE SPACE

18'4" x 9'0" (5.59 x 2.74)

FAMILY ROOM/OPTIONAL BEDROOM FOUR

14'2" x 12'3" (4.32 x 3.73)

LOUNGE

22'8" x 12'4" (6.91 x 3.76)

KITCHEN

15'0" x 12'11" (4.57 x 3.94)

UTILITY ROOM

9'9" x 8'3" (2.97 x 2.51)

REAR HALL

6'9" x 5'6" (2.06 x 1.68)

CLOAKROOM/WC

5'3" x 4'10" (1.60 x 1.47)

BOOT ROOM/STORE

FIRST FLOOR LANDING

BATHROOM

7'11" x 7'9" (2.41 x 2.36)

BEDROOM ONE

12'4" x 12'1" (3.76 x 3.68)

BEDROOM TWO

12'4" x 11'11" (3.76 x 3.63)

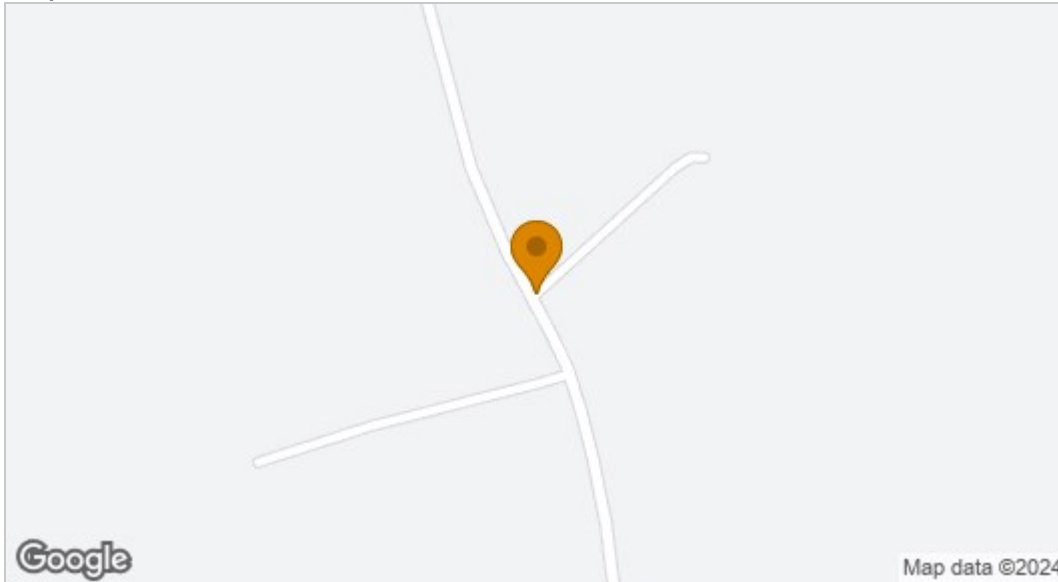
BEDROOM THREE

7'5" x 5'3" (2.26 x 1.60)

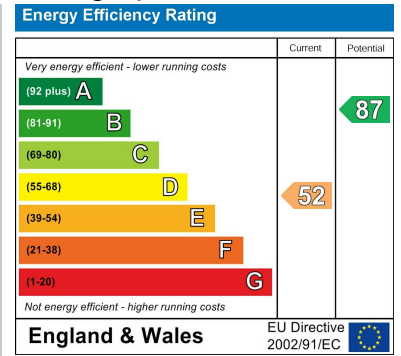




Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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