



Plot 79 St Martin's Green Thirsk Road Kirklevington, Yarm, TS15 9WE

Built by Story Homes 'The Masterton' is the epitome of flexible modern day living. This home can be styled to suit your lifestyle, whether that's making the dining room into a snug or play area, or creating a home gym in the double integral garage, which can be accessed from the grand hallway, an open space that maximises light throughout the depth of the ground floor. The open plan kitchen/family area features a stylish island and large bi-folding doors, creating a light and airy space, bringing the outdoors in and linking to the paved patio and turfed garden, making this the perfect area to entertain in. The formal lounge has space for the whole family with room for two sofas and a feature chair, and is complete with a large window, filling the room with light. There are three spacious double bedrooms, including the main bedroom which has a winged wall, creating a striking dressing area. Two of the rooms link to stylish en-suites, complete with shower enclosures and white sanitaryware, and the main bathroom has a double ended bath as well as a separate shower enclosure, so there's plenty of options for the whole family during busy mornings. The Masterton has enviable kerb appeal too, featuring a peak with tudor boarding and an entrance canopy, not forgetting the block paved driveway. Contact us now on 01642 248248 for further information.

Asking Price £419,995

Plot 79 St Martin's Green Thirsk Road

Kirklevington, Yarm, TS15 9WE



- DETACHED HOUSE
- SEPARATE DINING OR FAMILY ROOM
- INTEGRATED DOUBLE GARAGE
- FIVE BEDROOMS
- BI-FOLD DOORS TO THE KITCHEN
- TURF TO FRONT AND REAR OF THE PROPERTY
- LARGE KITCHEN/DINING AREA
- RAINFALL SHOWERS TO EN-SUITES AND BATHROOM

ENTRANCE HALL

LOUNGE

16'2" x 13'0" (4.93 x 3.96)

KITCHEN/FAMILY AREA

16'8" x 15'4" (5.08 x 4.67)

UTILITY ROOM

CLOAKROOM/WC

DINING

10'6" x 9'5" (3.20 x 2.87)

FIRST FLOOR LANDING

MASTER BEDROOM

17'6" x 11'6" (5.33 x 3.51)

EN-SUITE

BEDROOM TWO

14'0" x 9'6" (4.27 x 2.90 (4.26 x 2.89))

EN-SUITE.

BEDROOM THREE

16'8" x 11'9" (5.08 x 3.58)

BEDROOM FOUR

10'5" x 9'7" (3.18 x 2.92)

BEDROOM FIVE

9'7" x 8'6" (2.92 x 2.59)



[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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