



## Carr Lane, Kirklevington, Yarm, TS15 9YE

Offered with NO CHAIN and located on Story Homes' St Martin's Green development on the outskirts of Kirklevington, is a wonderful example of their 'Butler' three bedroom detached family home with garage. This beautiful property is presented to immaculate show home standards on an enviable corner plot.

Enter via the hall which welcomes you to a spacious lounge. The beautiful contemporary kitchen featuring integrated gas hob, oven, microwave, fridge/freezer and dishwasher, granite worktops and soft close units also has double doors leading to the rear garden. A separate utility room and W/C add convenience to everyday living. Upstairs, the master bedroom boasts dressing room and en-suite with large rainfall shower. Two additional bedrooms with built-in wardrobes and large family bathroom including separate rainfall shower cubicle complete the upper level.

Externally, this beautiful property offers double-width block-paved driveway providing ample parking leading to the garage with electric charging point. The large, lawned south-west facing rear garden offers a perfect outdoor space.

A short drive takes you to the historic town of Yarm with its multitude of shops, bars, restaurants and amenities. Located in close proximity to a highly regarded local primary school and bus service to Conyers secondary school.

Asking Price £300,000

3 2 1 B



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HALL

LOUNGE

10" x 15'6" (3.05m x 4.72m)

KITCHEN/DINING ROOM

11'11" x 13'3" (3.63m x 4.04m)

UTILITY

5'11" x 6'4" (1.80m x 1.93m)

WC

2'11" x 6'4" (0.89m x 1.93m)

LANDING

BEDROOM ONE

10" x 13'6" (3.05m x 4.11m)

DRESSING ROOM

6'7" x 4" (2.01m x 1.22m)

ENSUITE

5'10" x 9'8" (1.78m x 2.95m)

BEDROOM TWO

10'7" x 9'8" (3.23m x 2.95m)

BEDROOM THREE

9'1" x 9'3" (2.77m x 2.82m)

BATHROOM

9" x 6'6" (2.74m x 1.98m)



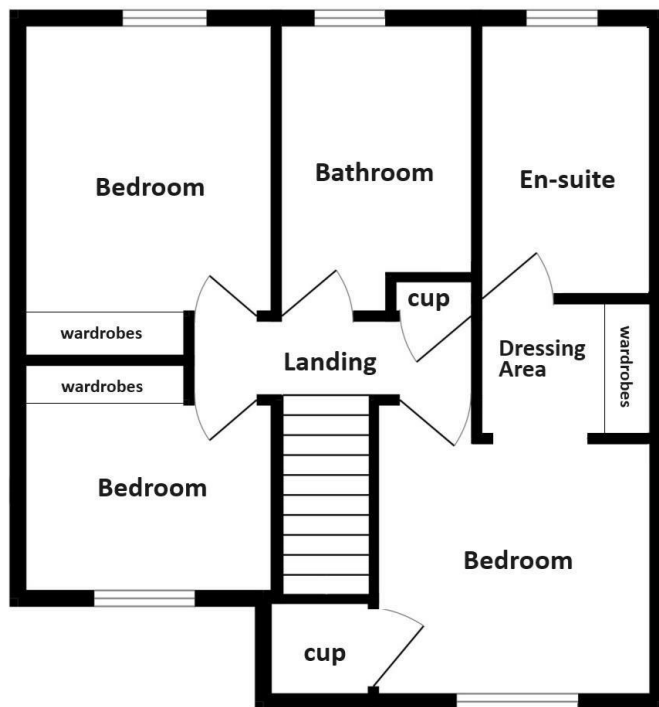
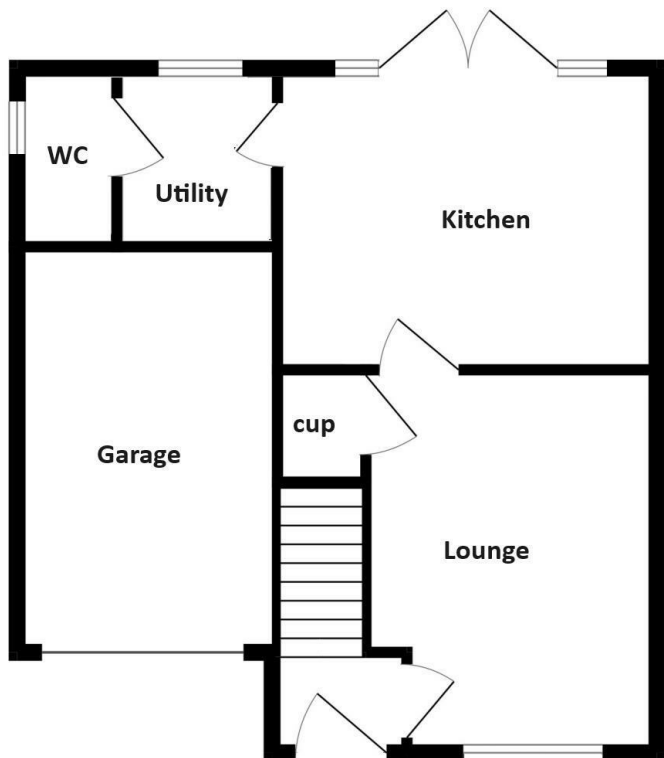
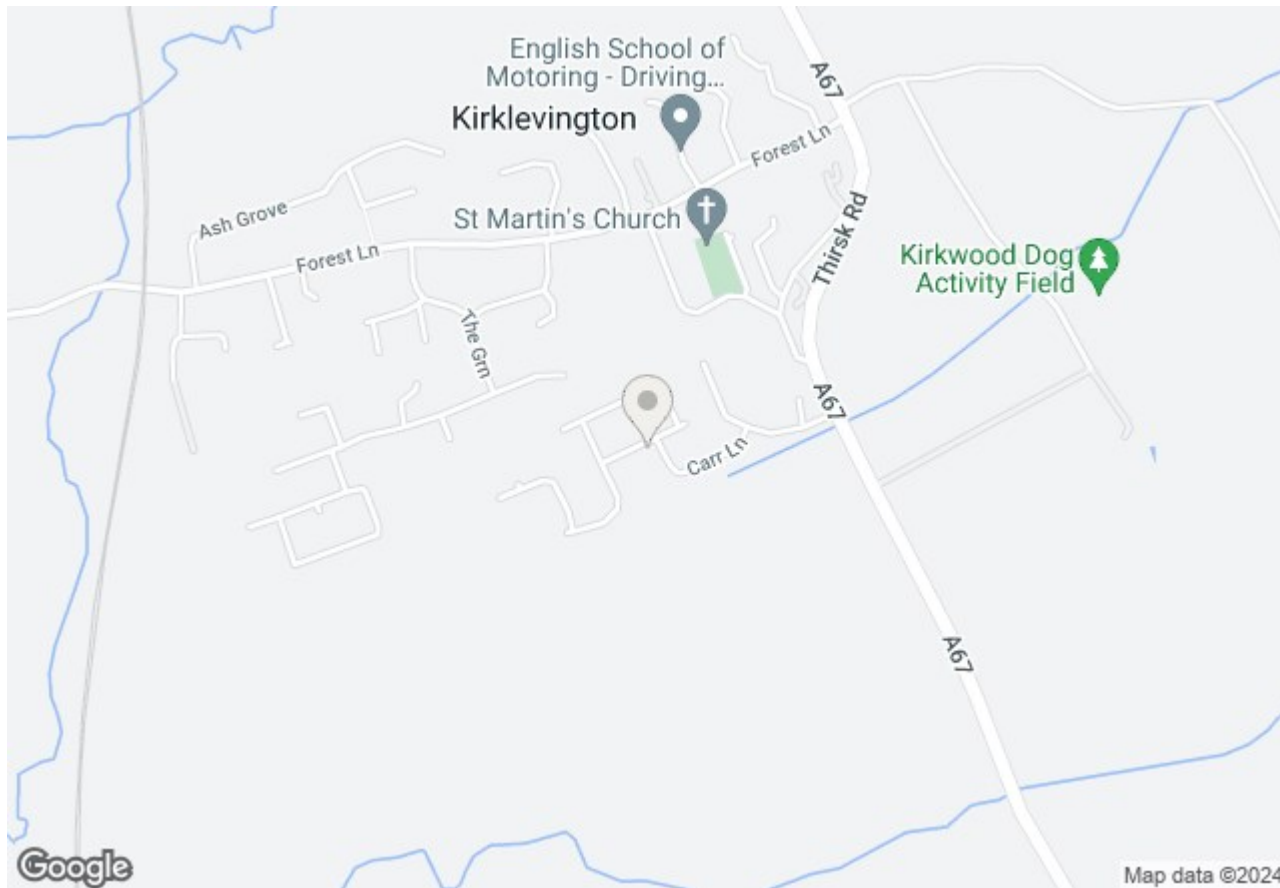
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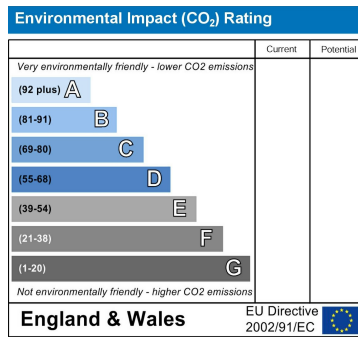
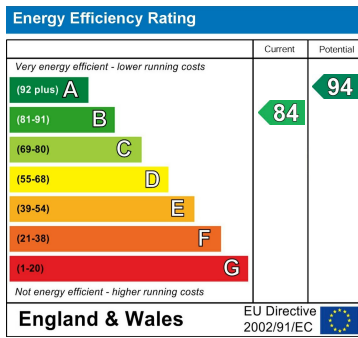
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## VIEWING

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

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