



## Limpton Gate, Yarm, TS15 9JA

This beautifully presented and substantially extended four-bedroom detached house, with a garage, is situated in a desirable locality of Yarm. Ideal for families, it offers a spacious and impressive living environment both inside and out.

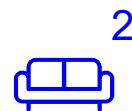
Enter via a large, bright hallway which leads to lounge featuring double doors through to the open plan kitchen/dining room. The kitchen provides a variety of modern units, granite worktops together with an undermount sink and integrated dishwasher, gas hob and oven and serviced by a utility room which provides plumbing for the washing machine and dryer. The attractive garden room, recently upgraded with new windows, roof lights and a centrally heated radiator provides offers a charming space with a delightful view of the rear garden. The property also benefits from a downstairs W/C. Upstairs, a well-lit landing with Velux roof window leads you to the master bedroom, complete with an en-suite featuring a large shower cubicle. Additionally, the property offers three more good sized bedrooms and a family bathroom equipped with a separate bath and shower cubicle.

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Externally to the front is a double width block paved driveway, providing off road parking for multiple cars, leading to a sizeable integral garage. At the rear, you'll find an expansive lawned garden with a patio area, complemented by amenities such as a timber shed, external sockets, and an outdoor tap.

Located within the Spitalfields development in Yarm, this property offers proximity to the vibrant cobbled High Street, featuring an array of bars, cafes, shops, and restaurants. Convenient commuting is facilitated by the nearby Yarm Railway Station and easy access to major roads like the A19 and A66. Its closeness to reputable primary and secondary schools adds to its appeal as an ideal family home.

£365,000



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HALL

LOUNGE

11'2 x 16'6 (3.40m x 5.03m)

KITCHEN/DINING ROOM

21'1 x 11'3 (6.43m x 3.43m)

GARDEN ROOM

10'9 x 11'11 (3.28m x 3.63m)

UTILITY

6'2 x 7'6 (1.88m x 2.29m)

W/C

6'6 x 4'2 (1.98m x 1.27m)

LANDING

MASTER BEDROOM

11'0 x 18'11 (3.35m x 5.77m)

EN-SUITE

5'4 x 3'11 (1.63m x 1.19m)

BEDROOM TWO

10'5 x 15'8 (3.18m x 4.78m)

BEDROOM THREE

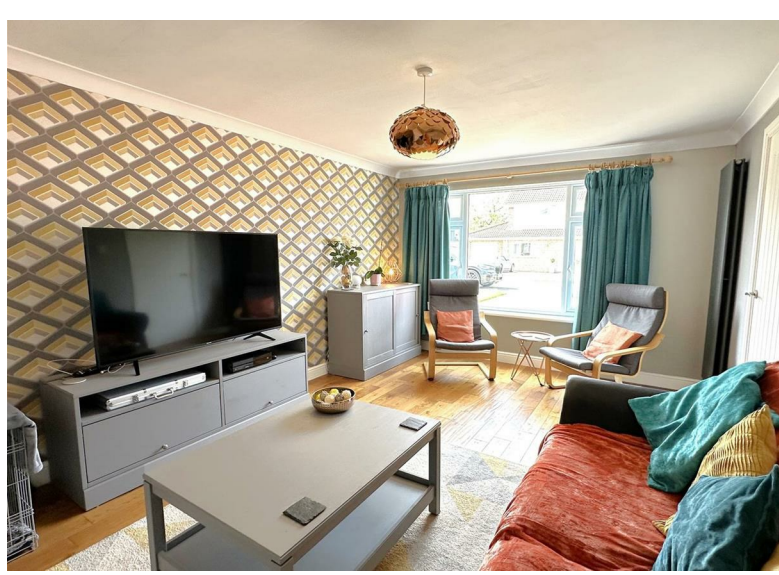
12'1 x 10'5 (3.68m x 3.18m)

BEDROOM FOUR

18'10 x 7'0 (5.74m x 2.13m)

BATHROOM

9'7 x 7'5 (2.92m x 2.26m)



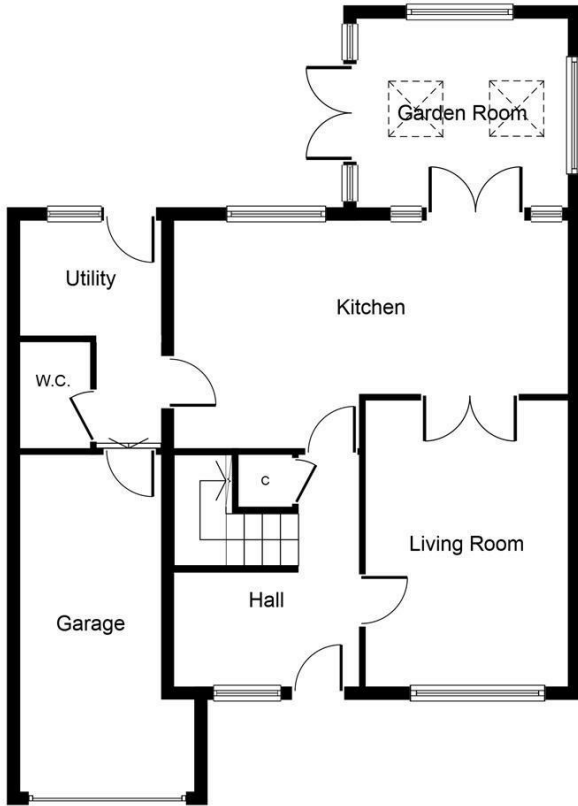
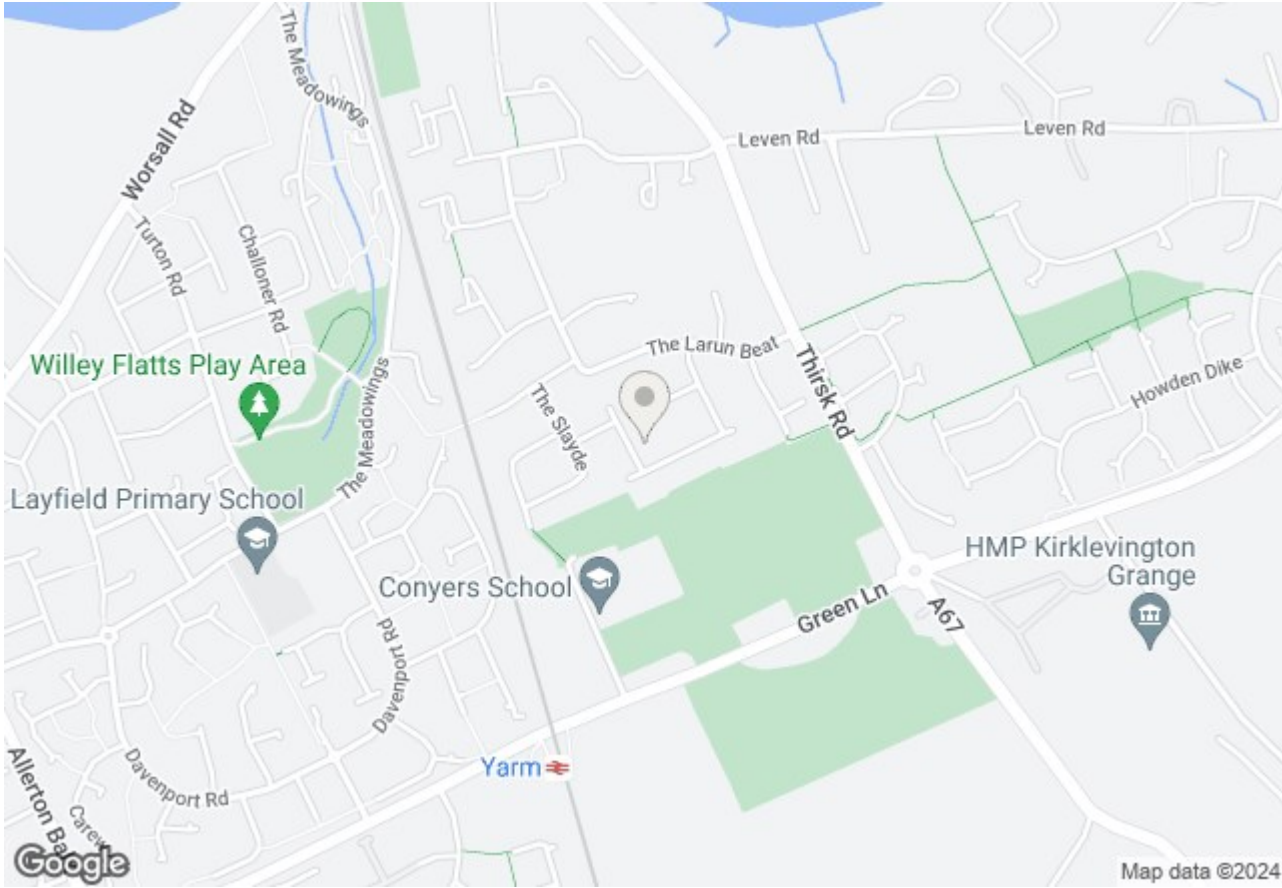
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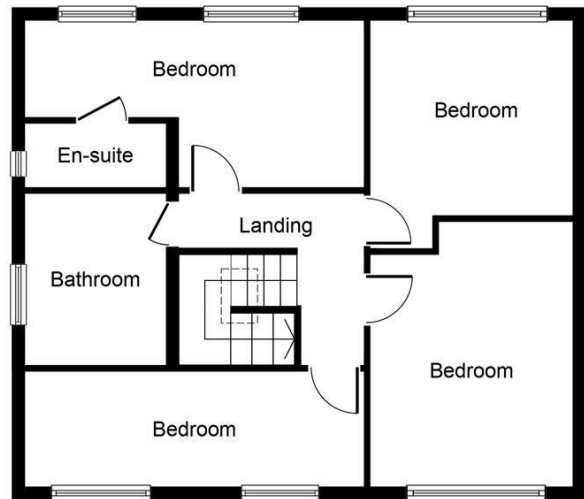
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**Ground Floor**

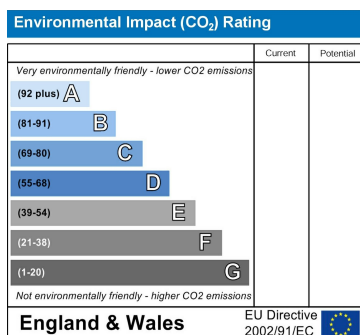
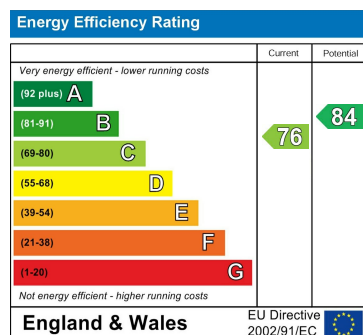


**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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