



## Wyecarr Drive, Yarm, TS15 9FL

This immaculate and extensively upgraded four bedroom detached house with garage, built by Taylor Wimpey to The Downham design, is situated on the highly sought after Morley Carr development in Yarm.

Presented to show home standards, this property comprises of a hallway leading to a spacious lounge with a feature Portuguese limestone fireplace. A highlight of the home is the outstanding kitchen/dining/family room that runs the length of the rear of the property. The Porcelanosa textured tiling helps to create a seamless flow. The kitchen offers a wide range of fitted units, under unit lighting, a Rangemaster Professional Plus range oven, upgraded sink and taps, and integrated appliances including a fridge, freezer, and dishwasher. The dining area enjoys French doors that open out to the rear garden, while the relaxing family space provides a perfect spot to unwind. A convenient downstairs W/C is also available.

Ascend the oak staircase, with Aldbourne strip stair carpet, to the four well proportioned bedrooms with the master bedroom enjoying an upgraded wardrobe and the added benefit of an en-suite shower room. A family bathroom with upgraded tiling and vanity unit completes the living space.

The property benefits from oak doors throughout, chrome sockets and light switches, is gas centrally heated, and has uPVC double glazed windows throughout. The property also benefits from solar panels.

Externally, to the front of the property, is a driveway providing parking for up to two vehicles leading to the integral garage and a low maintenance lawned garden. To the rear of the property is a lawned garden with established shrubbery and a storage shed.

The property is sure to appeal to families and professionals due to its prime location close to well performing schools, shops, Yarm Medical Centre and Yarm Train Station, and with excellent access to Yarm High Street, known for its array of bars, restaurants, and cafes as well as relaxing riverside walks.

Offers Over £370,000



# Wycarr Drive, Yarm, TS15 9FL

HALLWAY

LOUNGE

15'3" x 10'4" (4.65 x 3.15)

KITCHEN/DINING/FAMILY ROOM

25'11" x 9'8" (7.90 x 2.95 )

DOWNSTAIRS W/C

LANDING

MASTER BEDROOM

14'0" x 9'11" (4.27 x 3.02)

EN-SUITE

BEDROOM TWO

11'7" x 10'9" (3.53 x 3.28)

BEDROOM THREE

11'8" x 9'11" (3.56 x 3.02)

BEDROOM FOUR

8'7" x 8'3" (2.62 x 2.51)

FAMILY BATHROOM



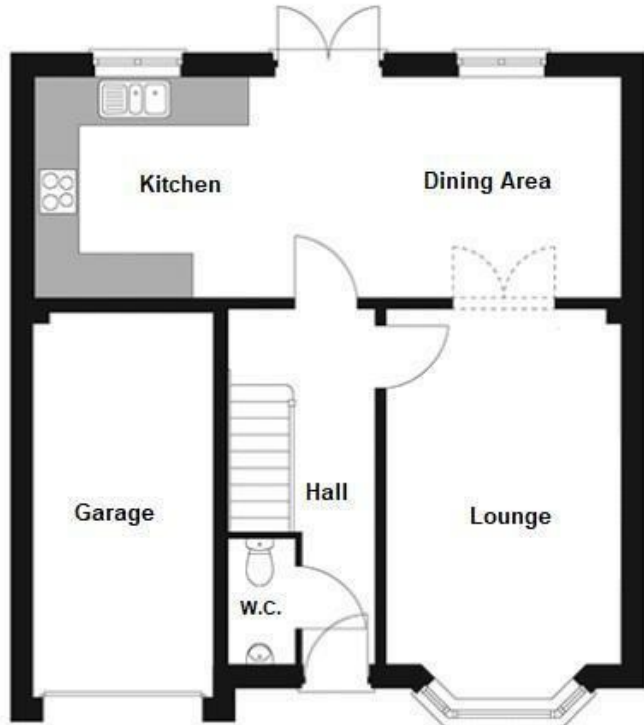
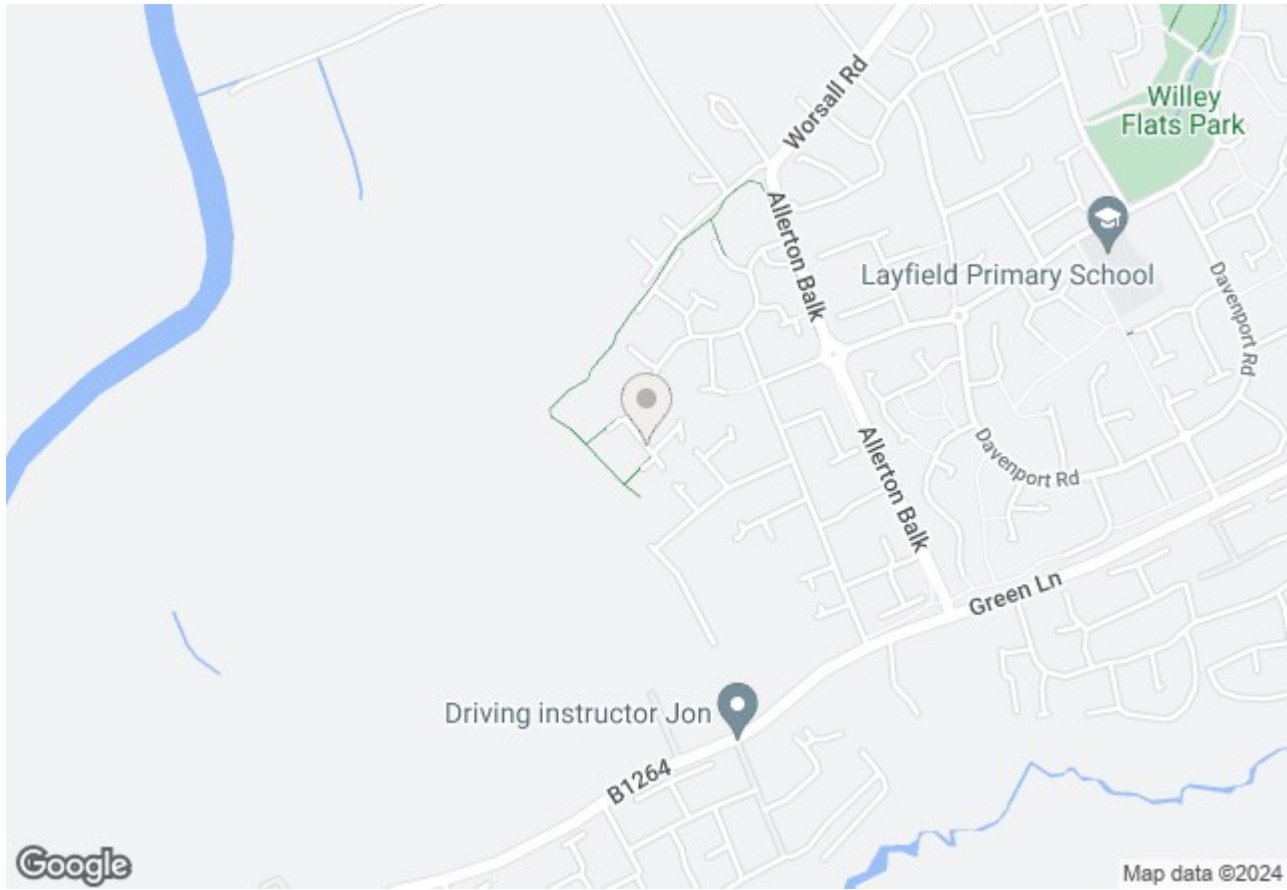
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| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
|   | <b>88</b>                  | <b>89</b>   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
|   |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

**VIEWING**

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

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