



## Morley Carr Drive, Yarm, TS15 9FE

A wonderful example of Taylor Wimpey's 'Lavenham' 5 bedroom detached property, offering a perfect family home located on the prestigious Morley Carr Farm development. This location is well positioned for ease of access to the highly regarded Conyers Secondary School, Yarm Train Station and Yarm High Street with its range of coffee shops, boutique shops, restaurants and bars – just a short drive away or a manageable walk for some.

As you step inside, the welcoming entrance hall leads to ground floor living spaces, including a WC, a versatile family room ideal as a playroom or study, dining room, large lounge with French doors leading to the rear garden, an impressive kitchen/breakfast room with stylish 'Shaker' units and integrated double oven, 5 burner gas hob, fridge/freezer, and dishwasher. The breakfast area also features French doors that open out to the garden, providing a perfect area for relaxed mealtimes. Completing the ground floor is a utility room, equipped with a washing machine and space for a dryer.

Moving to the first floor, a generous landing leads to five well-proportioned bedrooms, three with built-in wardrobes and two with en-suite bathrooms. The modern family bathroom includes a shower fitting and a screen over the bath.

Externally, the property benefits from a full width driveway providing easy off-road parking for up to three cars and also with a single garage. The neat SOUTH WEST facing rear garden is mainly laid to lawn with a paved patio area, perfect for outdoor entertaining.

£475,000



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HALL

KITCHEN/DINING ROOM  
18'6" x 12'6" (5.64m x 3.81m)

UTILITY  
5'9" x 5'4" (1.75m x 1.63m)

LOUNGE  
17'3" x 12'8" (5.26m x 3.86m)

WC  
5'5" x 2'9" (1.65m x 0.84m)

FAMILY ROOM  
13'3" x 8' (4.04m x 2.44m)

DINING ROOM  
10'5" x 10' (3.18m x 3.05m)

LANDING

BEDROOM ONE  
12'11" x 12'5" (3.94m x 3.78m)

ENSUITE  
11'6" x 3'10" (3.51m x 1.17m)

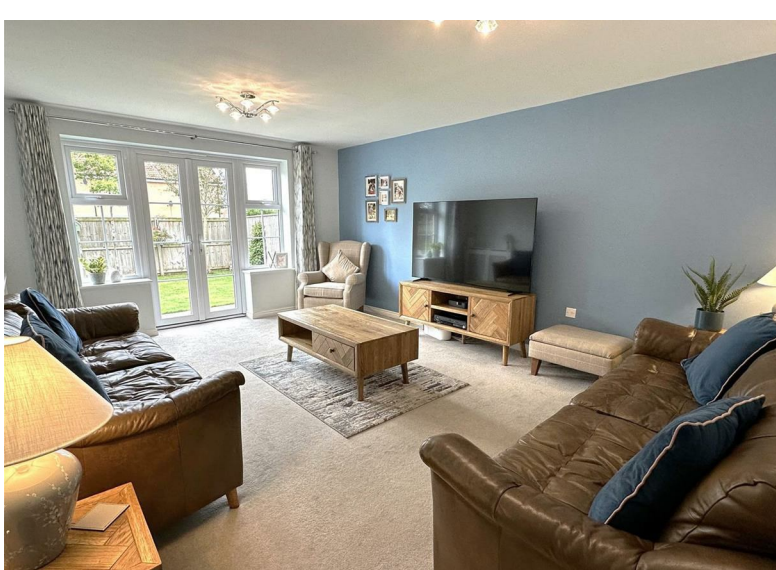
BEDROOM TWO  
12'6" x 11'6" (3.81m x 3.51m)

ENSUITE  
6'6" x 3'7" (1.98m x 1.09m)

BEDROOM THREE  
11'1" x 8'9" (3.38m x 2.67m)

BEDROOM FOUR  
10'10" x 8'9" (3.30m x 2.67m)

BEDROOM FIVE  
9'10" x 9'3" (3.00m x 2.82m)



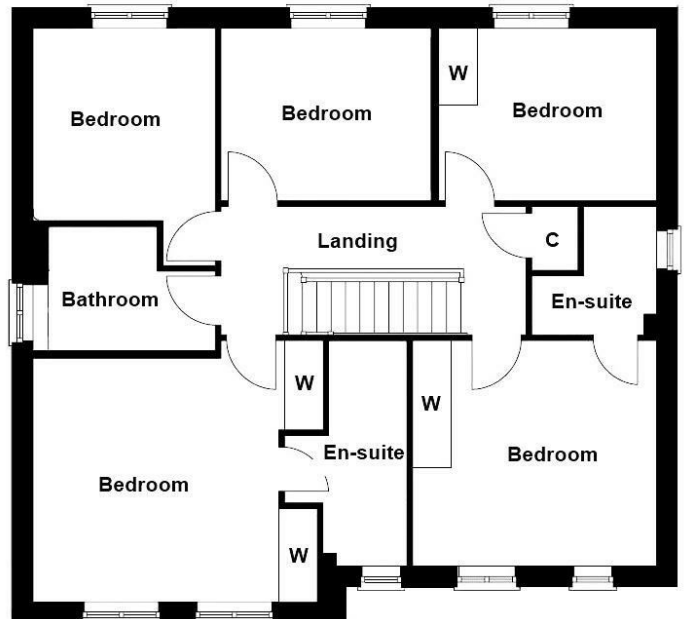
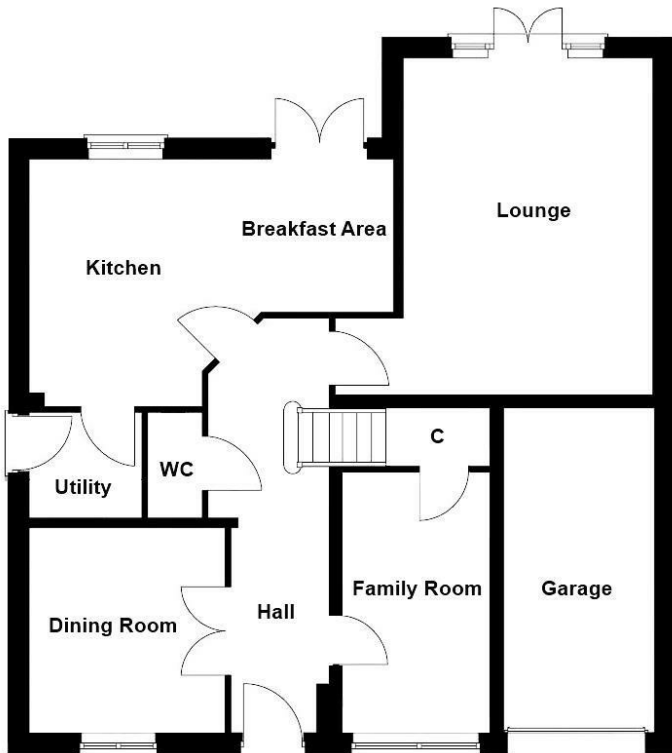
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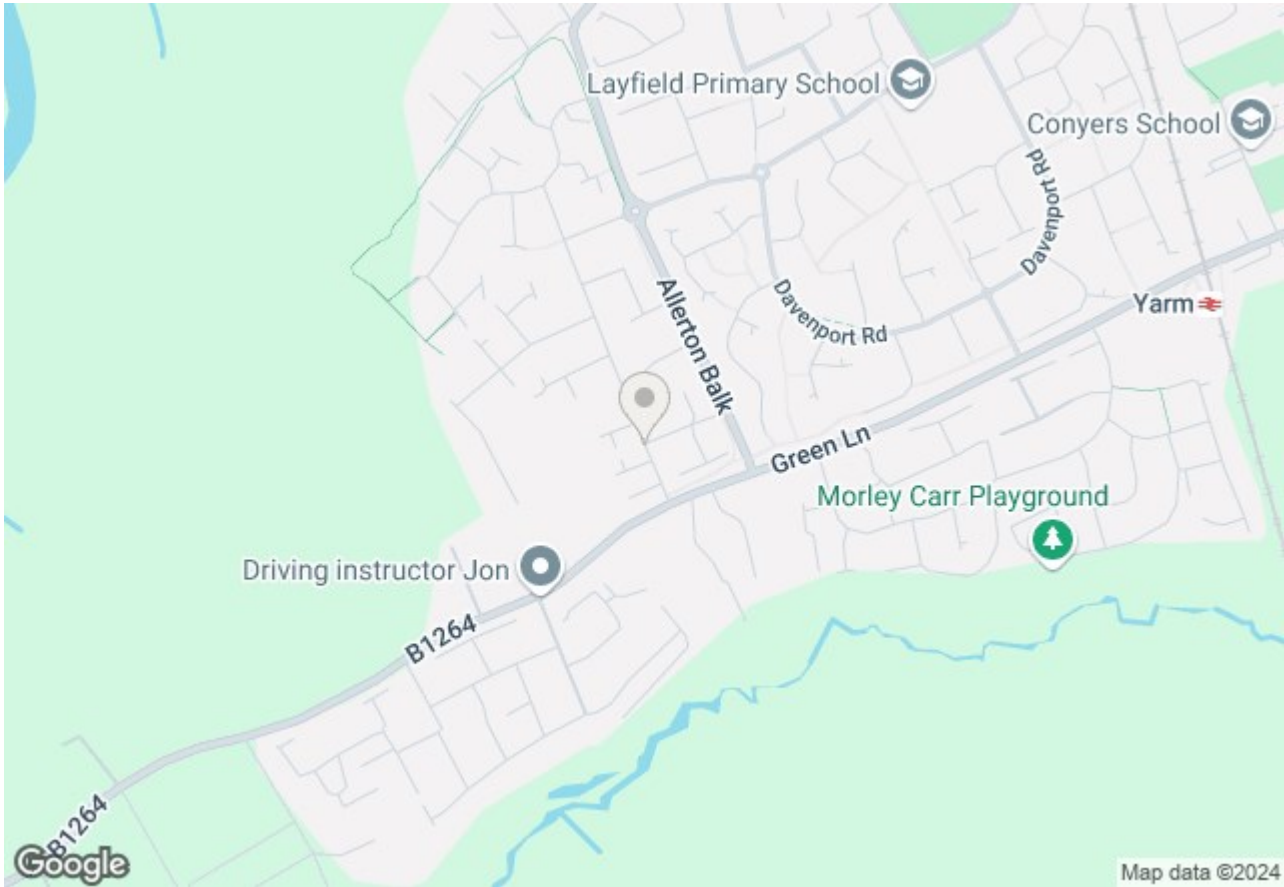
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>88</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 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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