



## Valley Drive, Yarm, TS15 9JQ

A **SUBSTANTIAL**, remodelled and impressively upgraded 5 bedroom detached house located in one of Yarm's most sought after and prestigious addresses, positioned on an elevated 0.3 acre site which provides front views of the River Tees and countryside beyond.

The extensive accommodation provides a 15' reception hallway, cloaks/wc, 3 reception rooms, impressive kitchen/breakfast room fitted with Neff double oven, microwave, coffee station, 5 burner gas hob and integrated dishwasher, utility room and study. The first floor offers 5 **GOOD SIZE BEDROOMS**, with two **EN-SUITES**. The master bedroom suite includes an **IMPRESSIVELY FITTED EN-SUITE WET ROOM** and a **DRESSING ROOM**. Upper accommodation also includes the family bathroom.

The extensive gardens are a particular feature and no doubt will be amongst one of the reasons a buyer will purchase this property. The front garden is not directly overlooked and the large rear garden offers a great level of privacy. The large patio area is ideal for evening dining and socialising. A long block paved driveway provides parking for numerous vehicles and leads to a **DOUBLE GARAGE** providing additional parking and storage.

Valley Drive lies just over a mile from Yarm's historic High Street with its cobbled areas, riverside walks, boutiques, cafes, bars and restaurants. Highly regarded schooling is close by and Yarm train station is around a 5 minute drive away, linking to the main line station at Darlington with service to Newcastle, Edinburgh and London Kings Cross.

£695,000



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## HALL

15'2" x 8'11" > 7'2" (4.62m x 2.72m > 2.18m)

## LOUNGE

21'9" x 14'8" (6.63m x 4.47m)

## FAMILY ROOM

17'1" x 15'6" (5.21m x 4.72m)

## DINING ROOM

13' x 11'1" > 9'8" (3.96m x 3.38m > 2.95m)

## KITCHEN/BREAKFAST ROOM

17'7" x 11'5" (5.36m x 3.48m)

## UTILITY ROOM

9'2" x 8'8" (2.79m x 2.64m)

## STUDY

11'10" x 8'11" (3.61m x 2.72m)

## LANDING

## BEDROOM ONE

22'7" x 15'6" > 10'7" (6.88m x 4.72m > 3.23m)

## DRESSING AREA

12'2" x 5'7" (3.71m x 1.70m)

## ENSUITE

10'4" x 9'10" (3.15m x 3.00m)

## BEDROOM TWO

13'6" x 11'3" (4.11m x 3.43m)

## ENSUITE

7'9" x 5'10" (2.36m x 1.78m)

## BEDROOM THREE

13'10" x 8'8" (4.22m x 2.64m)

## BEDROOM FOUR

13'9" x 8'7" (4.19m x 2.62m)

## BEDROOM FIVE

11'2" x 7'10" (3.40m x 2.39m)

## BATHROOM

8'10" x 7' (2.69m x 2.13m )

## GARAGE

19'2" x 17'8" (5.84m x 5.38m)

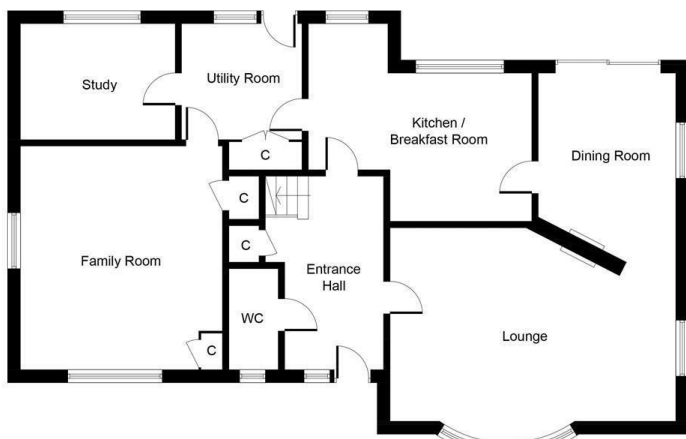


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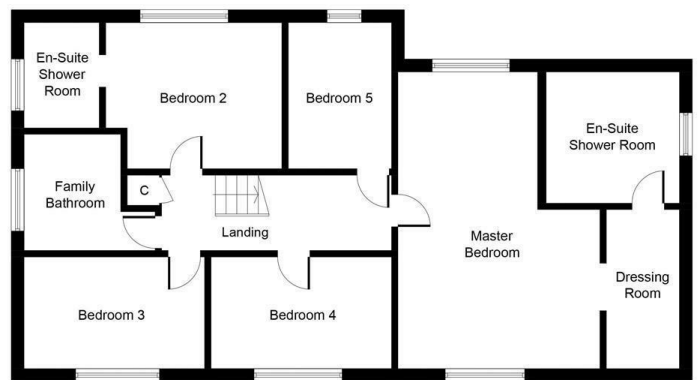


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**Ground Floor**  
Approximate Floor Area  
1336 Sq. ft.  
(124.1 Sq. m.)

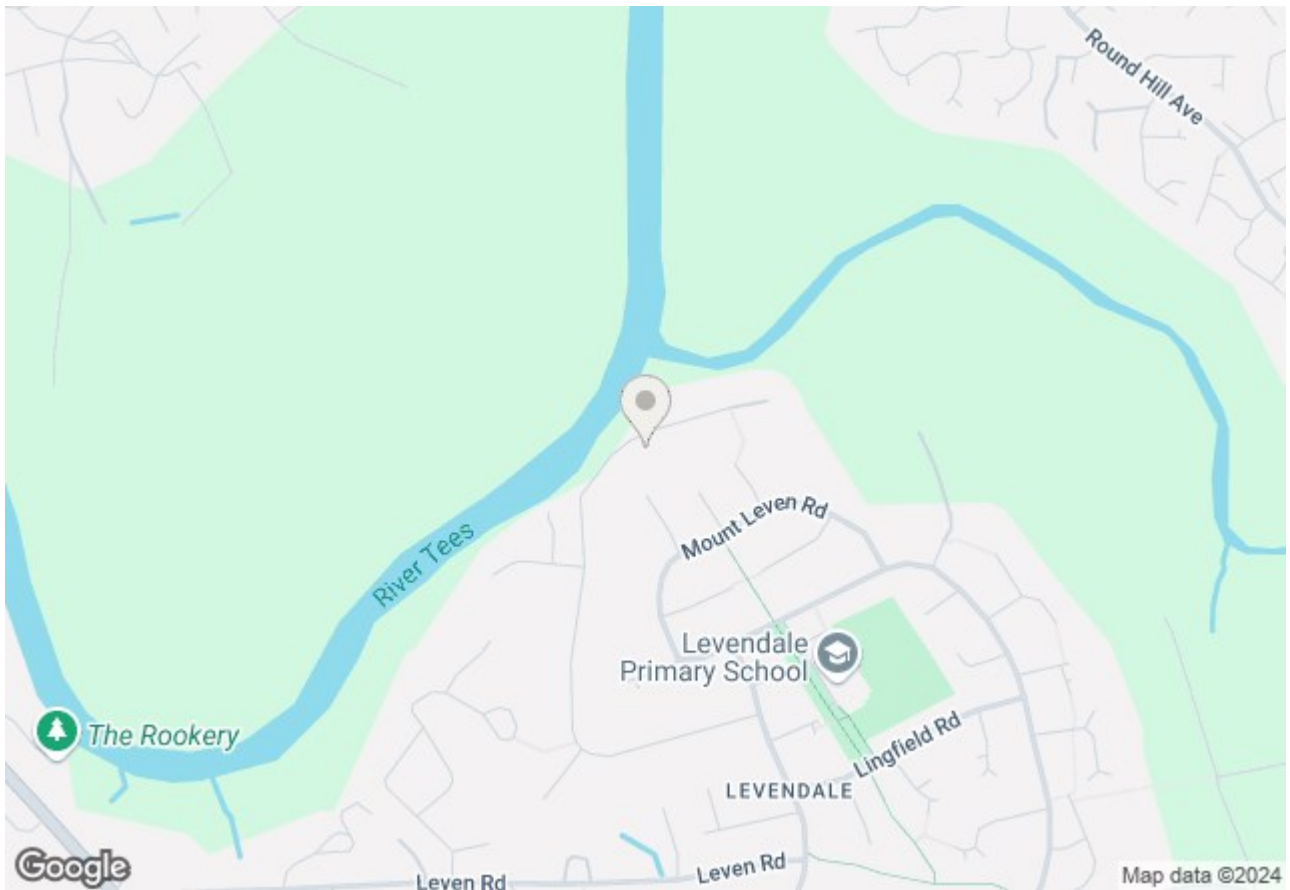


**First Floor**  
Approximate Floor Area  
1239 Sq. ft.  
(115.1 Sq. m.)

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. 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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# Valley Drive, Yarm, TS15 9JQ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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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