



## Garratt Road, Yarm, TS15 9ZF

Situated on a corner plot in a popular area of Yarm, this three bedroom detached house, designed by Barratt Homes to the "Derwent" design, offers spacious and modern living. The property features an integral garage and a block-paved driveway with space for two cars.

Upon entering the house, the hall leads into a lounge with a deep bay window. The kitchen/dining room is fitted with contemporary units and integrated appliances, including a gas hob, oven, dishwasher, and fridge/freezer. It also features a bay with double doors that open onto the rear garden. The kitchen is complemented by a utility room with matching fitted units and worktop, with space for a washing machine. A downstairs W/C adds to the convenience.

Upstairs, there are three well proportioned bedrooms. The master suite benefits from a dressing room with mirrored fitted wardrobes and an ensuite shower room with a large shower cubicle and electric shower. Bedroom two includes fitted wardrobes, and there is a family bathroom with a shower over the bath. The property also boasts a dual heating system and solar panels, enhancing its energy efficiency.

Externally, the front of the property features a lawn and established borders, while the large lawned garden to the rear offers a perfect space for outdoor activities and entertaining, with a patio area and additional borders. A strip of land to the side presents the potential for extra parking, adding to the property's appeal.

Located in the highly sought after area of Yarm, this property is conveniently close to top performing schools, shops, Yarm Medical Centre, and Yarm Train Station. It also offers excellent access to the vibrant Yarm High Street, renowned for its array of bars, restaurants, cafes, and relaxing riverside walks. This house is ideal for those seeking a modern and well equipped home.

£275,000



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HALL

LOUNGE

17'0" x 10'0" (5.18m x 3.05m)

KITCHEN/DINING ROOM

16'11" x 10'11" > 8'2" (5.16m x 3.33m > 2.49m)

UTILITY ROOM

5'4" x 4'11" (1.63m x 1.50m)

W/C

5'2" x 4'11" (1.57m x 1.50m)

LANDING

MASTER BEDROOM

11'10" x 9'0" (3.61m x 2.74m)

DRESSING AREA

6'10" x 5'5" (2.08m x 1.65m)

EN-SUITE

6'10" x 3'10" (2.08m x 1.17m)

BEDROOM TWO

11'1" x 10'1" (3.38m x 3.07m)

BEDROOM THREE

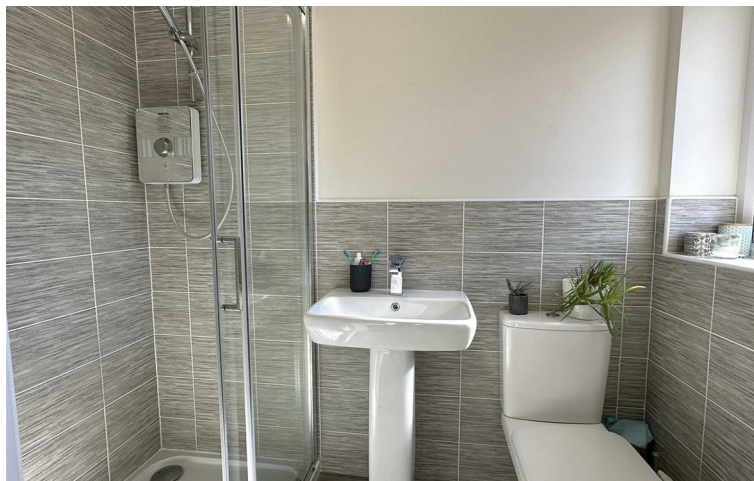
5'11" x 10'8" (1.80m x 3.25m)

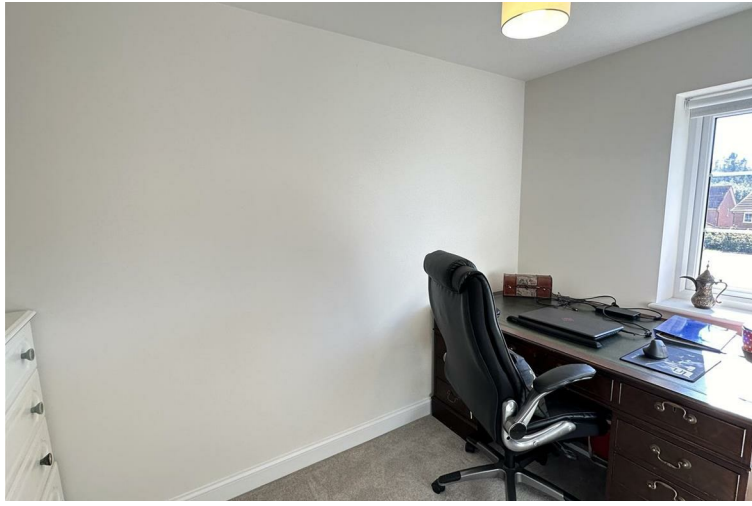
BATHROOM

6'2" x 6'3" (1.88m x 1.91m)

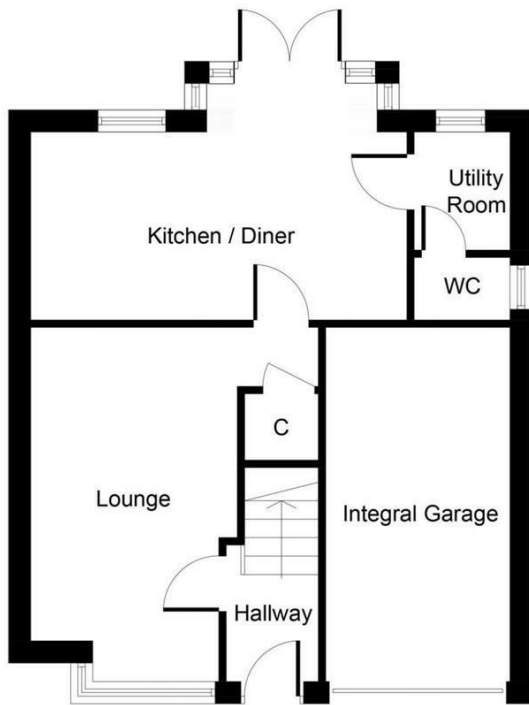
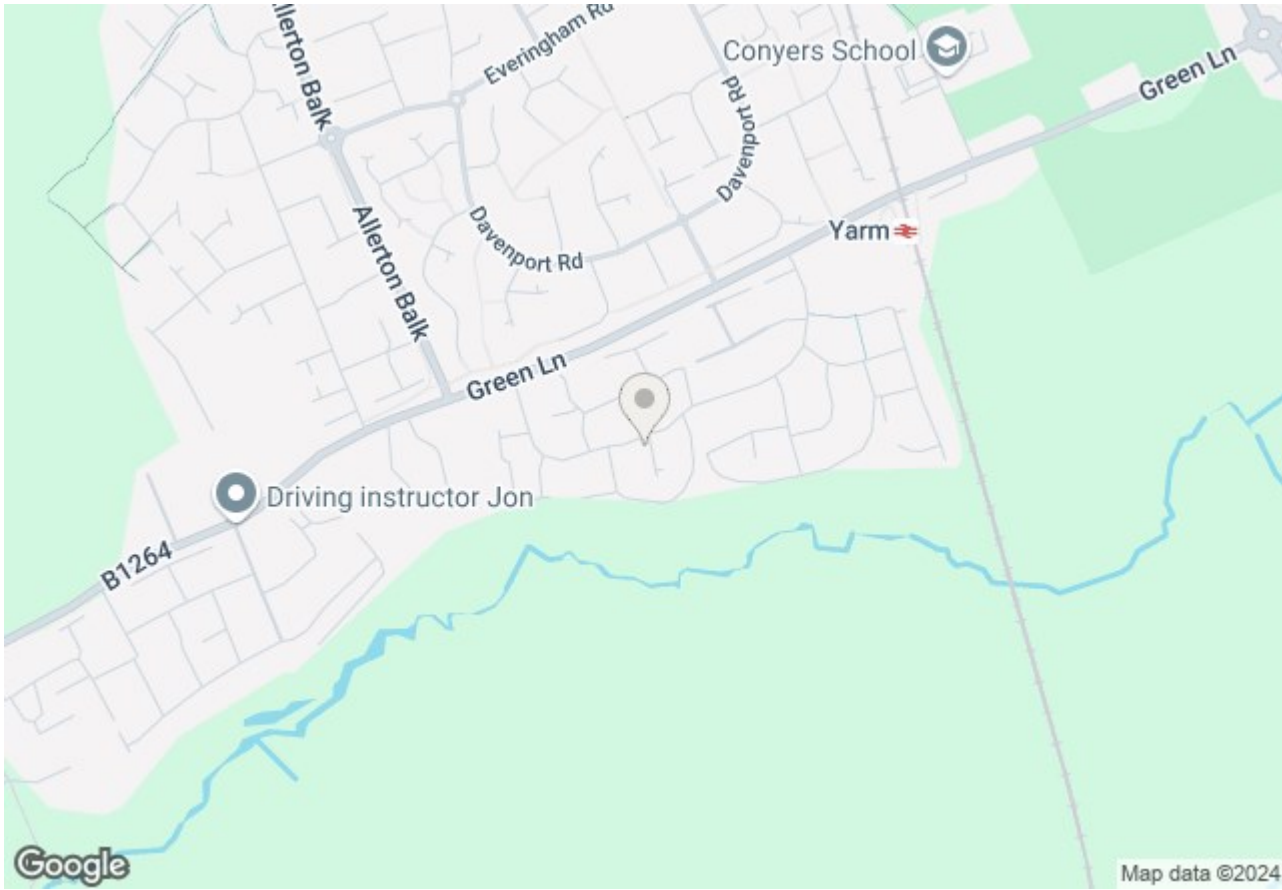


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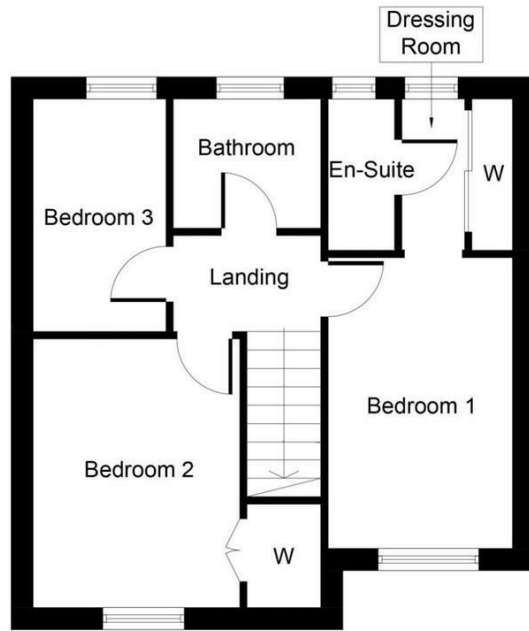




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**Ground Floor**



**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		97	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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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