



Mourie Wood Way, Yarm, TS15 9FQ

Offered with NO CHAIN, this well presented and extended four bedroom detached house, built by Taylor Wimpey to The Downham design, is situated on the highly sought after Morley Carr development in Yarm.

The hallway leads to a spacious lounge, highlighted by an attractive bay window and double doors that open into the kitchen/dining room. The kitchen is well equipped with a variety of fitted units and an integrated five ring gas hob and oven, while French doors provide direct access to the rear garden. A practical utility room offers extra storage and space for a washing machine, with the added convenience of a downstairs W/C.

Upstairs are four well proportioned bedrooms with the master bedroom enjoying fitted wardrobes and an en-suite shower room. A family bathroom with a shower over the bath completes the living space.

The property also features owned solar panels (owned outright), a boarded loft with ladder access, gas central heating, and uPVC double-glazed windows throughout.

Externally, the front offers an electric vehicle charging point and a driveway with space for at least three cars, leading to a storage room that was formerly part of the integral garage. The rear boasts a spacious lawned garden, a patio area, and a timber 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 it provides excellent access to the vibrant Yarm High Street, known for its array of bars, restaurants, and cafes as well as relaxing riverside walks.

£370,000



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HALL

LOUNGE

16'1" x 10'5" (4.90m x 3.18m)

KITCHEN/DINING ROOM

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

UTILITY

9'10" x 7'11" (3.00m x 2.41m)

W/C

5'7" x 2'9" (1.70m x 0.84m)

LANDING

MASTER BEDROOM

14'1" x 9'11" (4.29m x 3.02m)

EN-SUITE

5'3" x 5'1" (1.60m x 1.55m)

BEDROOM TWO

11'8" x 10'0" (3.56m x 3.05m)

BEDROOM THREE

10'3" x 10'9" (3.12m x 3.28m)

BEDROOM FOUR

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

BATHROOM

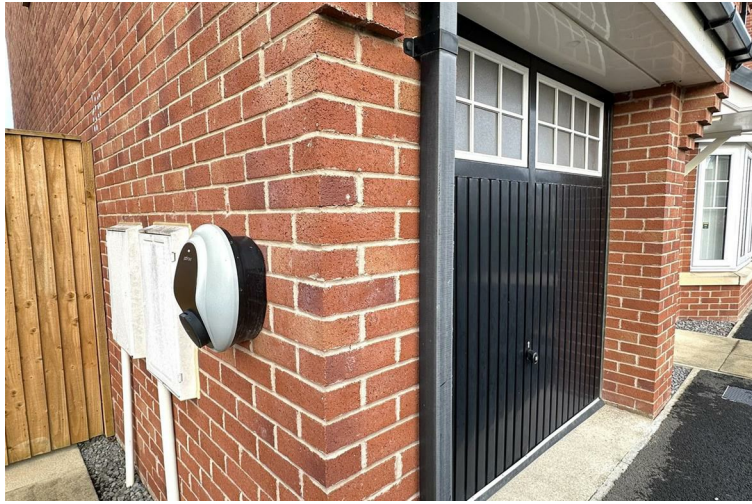
8'3" x 6'11" (2.51m x 2.11m)

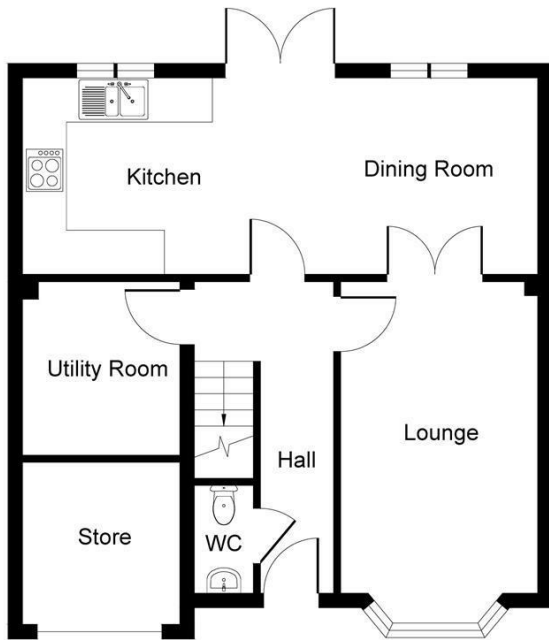
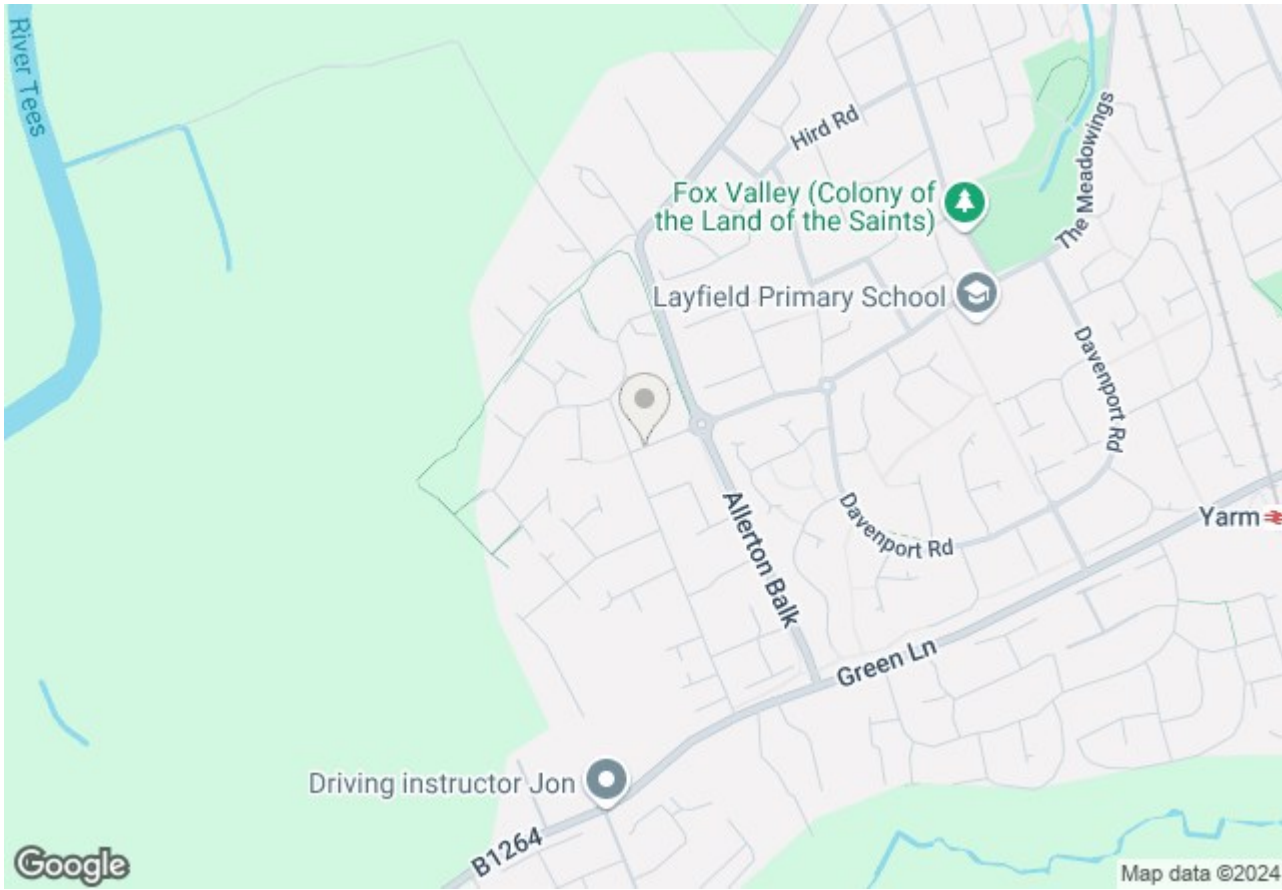


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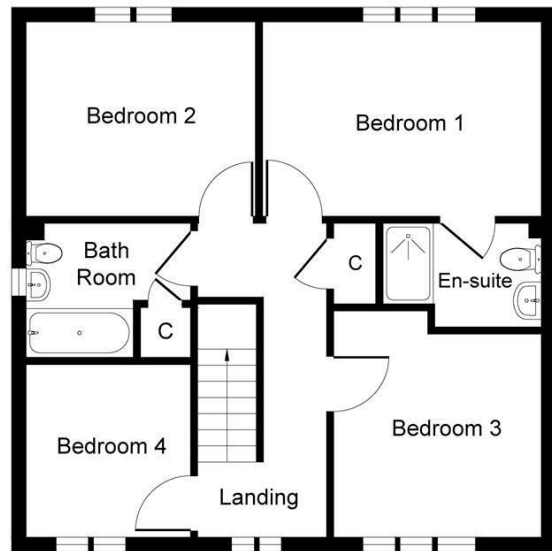


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Ground Floor



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		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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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