



Goose Pasture, Yarm, TS15 9EP

This four bedroom detached family home is set on a desirable corner plot of approximately 0.16 acres, just a short stroll from Yarm High Street. Positioned at the entrance of a cul-de-sac, the property features a double garage and ample outdoor space with gardens to the front, side and rear.

Inside, the hallway leads to a spacious lounge with a fireplace, large front windows, and a rear patio door that brings in plenty of natural light. The kitchen is equipped with integrated appliances, including a double oven and hob, and provides ample storage. The adjacent family room (currently used as a music room) and a separate study/dining room offer flexible spaces, with the study/dining room also suitable as an additional bedroom. A convenient utility room and W/C complete the ground floor.

Upstairs, you'll find four generously sized double bedrooms, two with fitted wardrobes, along with a shower room featuring a large shower cubicle. The home is double glazed and gas centrally heated, controlled by a Hive Thermostat.

The property's outdoor space includes well maintained, lawned gardens with a paved patio to the rear, bordered by mature shrubbery for added privacy. A long driveway provides ample parking, with additional space in front of the double garage, which is fitted with an electric door, lighting, and power points.

This home is ideally located within a sought after area of Yarm, close to top rated schools, shops, Yarm Medical Centre, and Yarm Train Station, as well as the vibrant High Street with its popular bars, restaurants, and riverside walks.

£450,000



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HALL

LOUNGE

21'2" x 10'11" (6.45m x 3.33m)

KITCHEN

10'9" x 9'4" (3.28m x 2.84m)

FAMILY ROOM

11'10" x 10'9" (3.62m x 3.28m)

STUDY/DINING ROOM

15'11" x 7'11" (4.85m x 2.41m)

WC/UTILITY ROOM

7'1" x 4'3" (2.16m x 1.30m)

LANDING

BEDROOM ONE

18' x 10'2" (5.49m x 3.10m)

BEDROOM TWO

11'1" x 10'3" (3.38m x 3.12m)

BEDROOM THREE

11'6" x 8'4" (3.51m x 2.54m)

BEDROOM FOUR

10'9" x 8'4" (3.28m x 2.54m)

SHOWER ROOM

8' x 5'7" (2.44m x 1.70m)



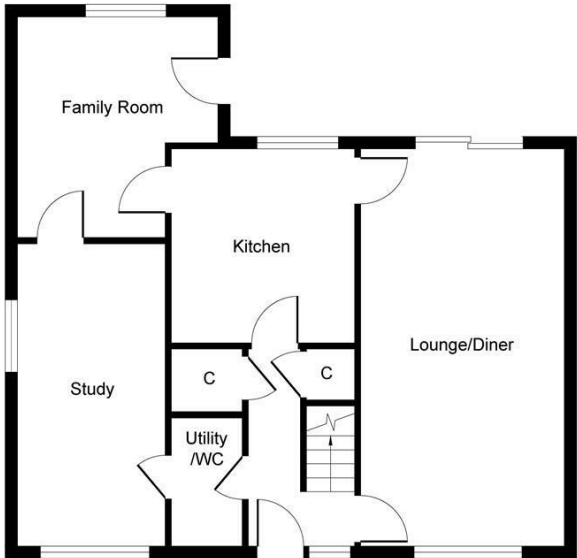
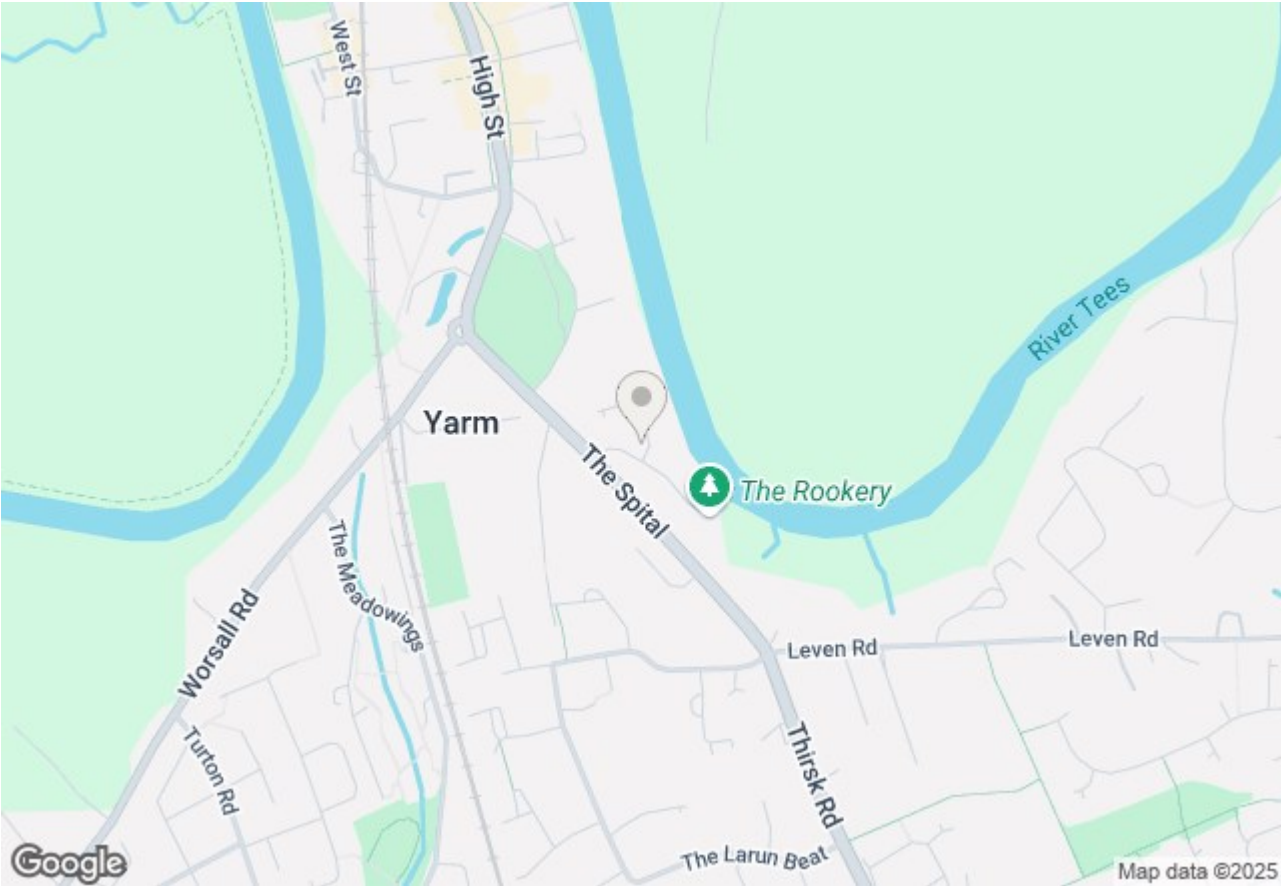
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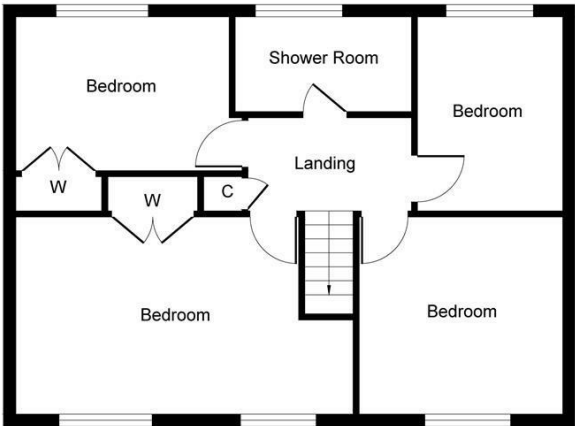
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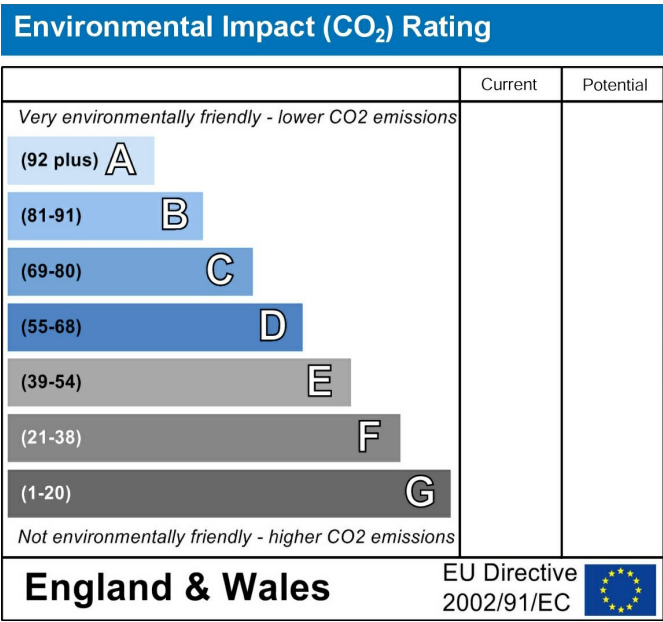
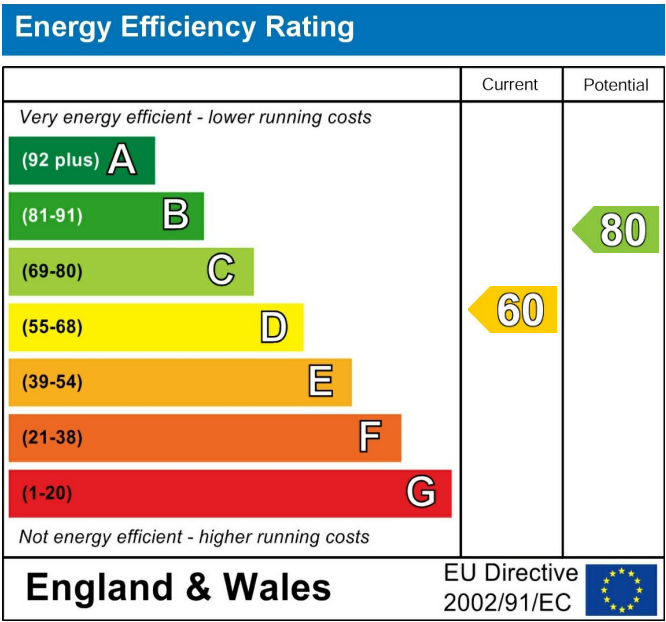
Ground Floor



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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VIEWING

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

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