



Pit Wood Drive, Yarm, TS15 9FT

This immaculate four bedroom detached house with double garage, is situated at the end of a cul-de-sac on the highly sought after Morley Carr development in Yarm. This beautifully presented family home boasts an enviable position overlooking the green with rolling countryside in the distance.

The entrance hall leads to a cloakroom/WC and a snug that can be used as a study or playroom. A spacious lounge stretches the full width of the house, featuring a bay window, French doors opening to the rear garden, and a stylish electric log burner with a wooden beam mantel. At the heart of the home, the open plan kitchen/dining area offers shaker style units, granite worktops, and integrated appliances, including a double oven, five ring gas hob, dishwasher, and fridge/freezer. The dining area accommodates a large table, while a separate utility room provides additional storage and space for another appliance.

Upstairs, the gallery landing leads to four well proportioned bedrooms. The master bedroom includes fitted wardrobes in a recessed area and a large en-suite with both a bath and a separate shower cubicle, finished with elegant tiling. The second bedroom also benefits from an en-suite, while the remaining two bedrooms share a modern family bathroom.

Outside, the front garden is lawned with wrought iron railings and gated access and a lovely seating area enjoys a sunny position and the views beyond. The rear garden features a patio, large lawned garden, and mature borders with shrubs and trees, all enclosed by fencing. A door provides access to the double garage, and a double width driveway offers ample off-street parking.

This sought-after home is located in the desirable Yarm area, close to well performing schools, shops, Yarm Medical Centre, and Yarm Train Station. It also offers excellent access to Yarm High Street, known for its vibrant bars, restaurants, cafes, and picturesque riverside walks.

Asking Price £495,000



4



3



2



B

Pit Wood Drive, Yarm, TS15 9FT

HALL

LOUNGE

23'1" x 12'6" (7.04m x 3.81m)

KITCHEN/DINING ROOM

21'6" x 11'5" (6.55m x 3.48m)

UTILITY ROOM

5'11" x 5'8" (1.80m x 1.73m)

SNUG

7'11" x 8'11" (2.41m x 2.72m)

W/C

7'0" x 3'2" (2.13m x 0.97m)

LANDING

MASTER BEDROOM

11'8" x 12'9" (3.56m x 3.89m)

EN-SUITE

10'9" x 4'11" (3.28m x 1.50m)

BEDROOM TWO

10'4" x 11'8" (3.15m x 3.56m)

EN-SUITE

5'6" x 5'0" (1.68m x 1.52m)

BEDROOM THREE

9'3" x 9'1" min (2.82m x 2.77m min)

BEDROOM FOUR

12'5" x 7'0" (3.78m x 2.13m)

BATHROOM

6'10" x 6'1" (2.08m x 1.85m)

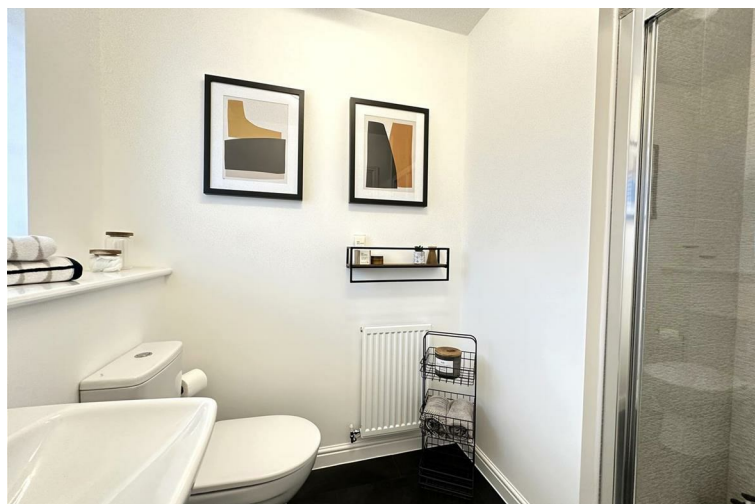
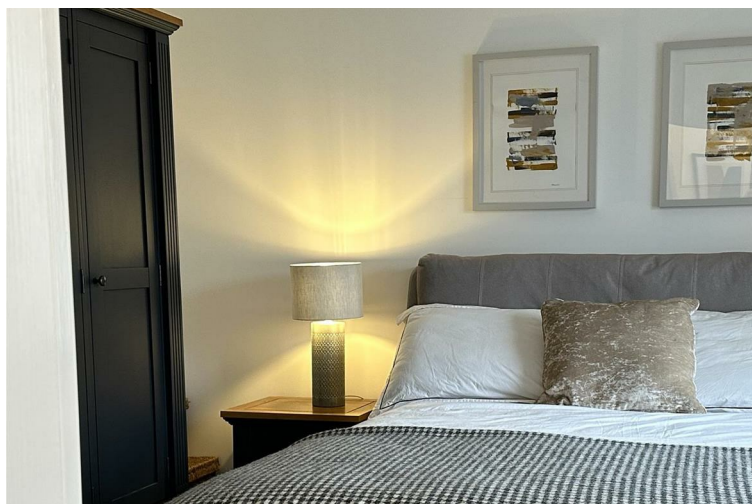
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



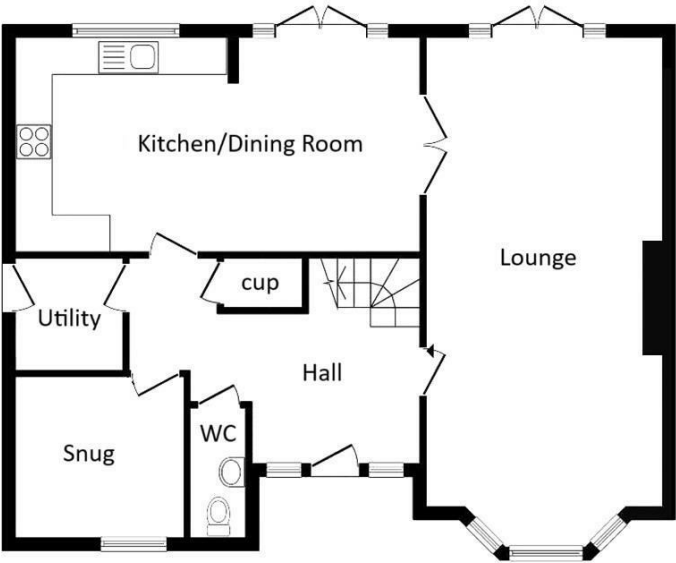
Tel: 01642 248248



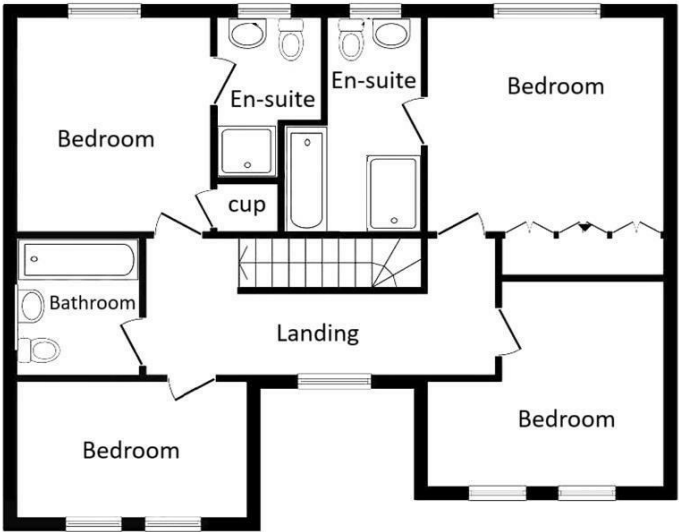




Pit Wood Drive, Yarm, TS15 9FT

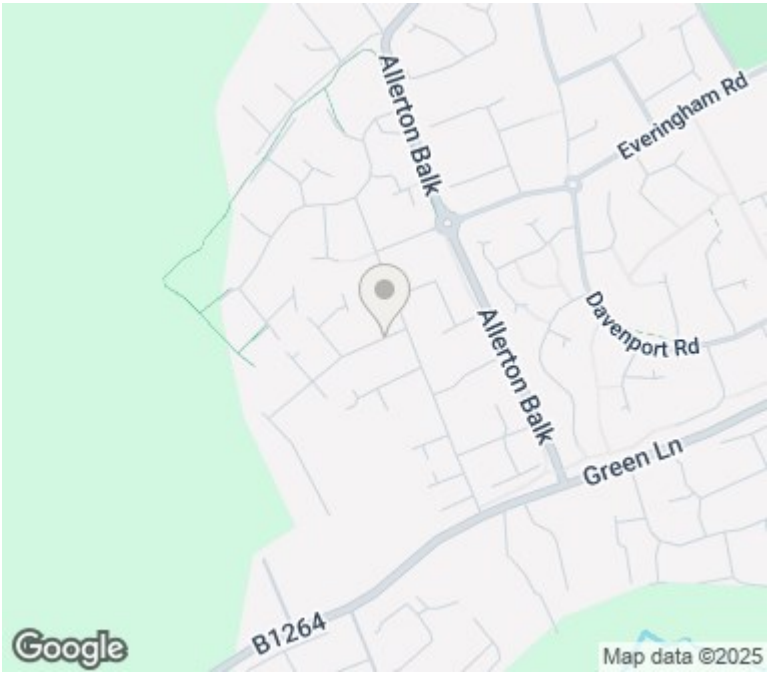


Ground Floor



First Floor

Total floor area 156.9 sq.m. (1,689 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk