



## Morley Carr Drive, Yarm, Stockton-on-Tees, TS15 9FE

This immaculately presented double fronted four bedroom detached property with detached double garage is situated in an enviable position, on a large one-off plot, at the edge of the popular Morley Carr development.

The property is accessed via a gated private driveway, leading to an attractive façade. Inside, the ground floor features a welcoming hallway, a spacious open plan lounge with a feature fireplace, and a stunning kitchen/dining room that spans the full width of the house. The modern kitchen enjoys a range of high gloss units, a Rangemaster five burner cooker, integrated dishwasher and fridge/freezer, while the dining area offers views of the south-west facing side garden and fields beyond. Sliding doors lead to the conservatory, adding further versatility. A utility room/WC, a study, and a storage cupboard complete the ground floor layout.

Upstairs, the property offers four well proportioned bedrooms. The master bedroom includes built-in wardrobes and an en-suite shower room with a large shower cubicle. A stylish family bathroom with a shower over the bath serves the remaining bedrooms.

Outside, the property offers ample parking to the front and side. The front garden enjoys a well-maintained lawn and mature shrubs, while the side features an additional lawned area and access to a spacious double garage with an electric door. From the conservatory, step into a generous paved courtyard, fully enclosed for privacy and perfect for entertaining. A pergola archway leads to an expansive lawned garden, complete with a sunny patio area, a greenhouse, and a timber shed, ideal for gardening enthusiasts.

Situated in the highly desirable Yarm area, the property is close to top rated schools, shops, Yarm Medical Centre, and Yarm Train Station. It also offers easy access to the vibrant Yarm High Street, renowned for its excellent bars, restaurants, cafes, and scenic riverside walks.

£465,000



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## HALLWAY

## STUDY

6'10" x 8'7" (2.08m x 2.62m)

## UTILITY/WC

6'10" x 5'4" (2.08m x 1.63m)

## LOUNGE

15'6" x 12'8" (4.72m x 3.86m)

## DINING ROOM

14'1" x 9'3" (4.29m x 2.82m)

## KITCHEN

10'6" x 11'9" (3.20m x 3.58m)

## CONSERVATORY

9'11" x 15'3" (3.02m x 4.65m)

## LANDING

## MASTER BEDROOM

12'4" x 12'10" (3.76m x 3.91m)

## EN-SUITE

5'5" x 6'6" (1.65m x 1.98m)

## BEDROOM TWO

10'1" x 13'10" (3.07m x 4.22m)

## BEDROOM THREE

12'9" x 9'0" (3.89m x 2.74m)

## BEDROOM FOUR

10'1" x 11'3" (3.07m x 3.43m)

## BATHROOM

6'2" x 6'10" (1.88m x 2.08m)

## Externally:

## DOUBLE GARAGE

17'3" x 20'0" (5.26m x 6.10m)

## 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.



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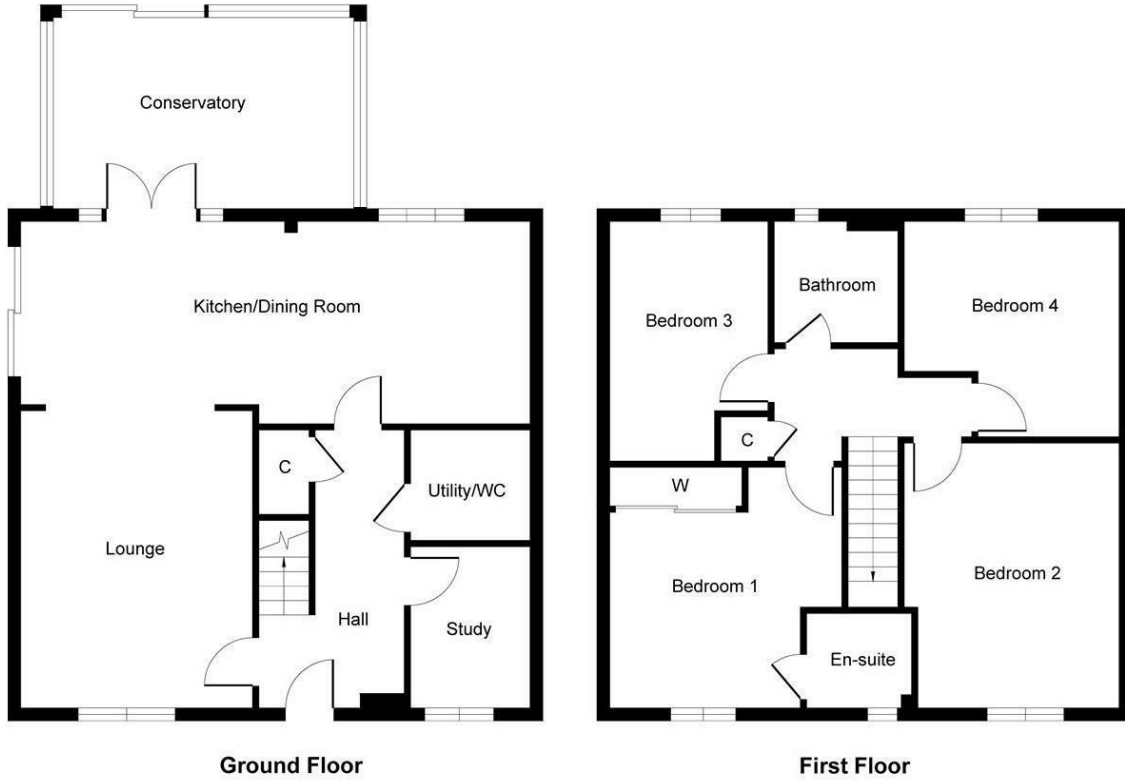
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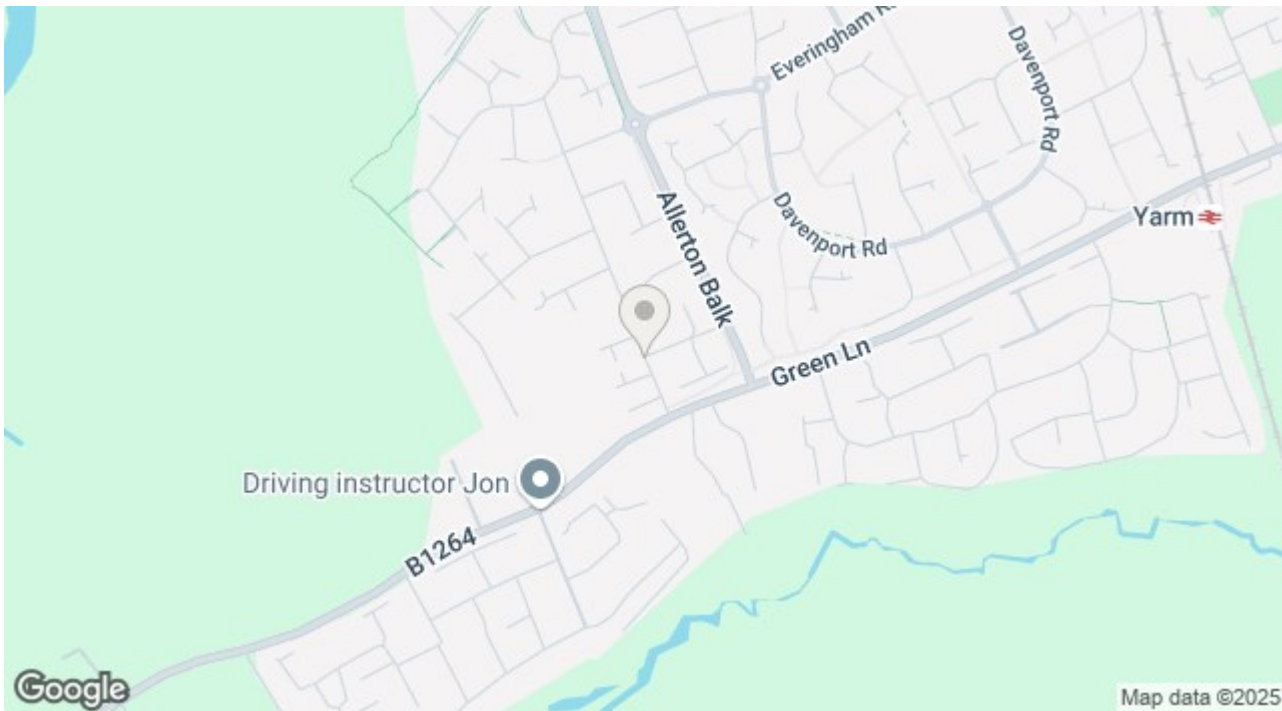
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>87</b>	<b>88</b>
England & Wales	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or

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