



Wyecarr Drive, Yarm, TS15 9FL

Situated on a larger than average plot, this well presented DETACHED HOUSE built by Taylor Wimpey to their 'Lavenham' design is a spacious family home located within the prestigious Morley Carr development, perfectly situated at the end of a cul-de-sac.

The entrance hall leads to a study with built in shelves, the garage has recently been converted into a versatile family/dining room. At the rear of the property is a spacious lounge with French doors opening out to the garden. The kitchen/breakfast room is also located at the rear and is equipped with a wide range of 'Shaker' style units, along with an integrated double oven, gas hob, and fridge/freezer. French doors from the breakfast area provide access to the garden. The ground floor is completed by a WC and a utility room with an integrated washing machine and microwave.

The first floor landing is generous and offers access to the master bedroom, which features built-in wardrobes and a large en-suite. The second bedroom also includes built-in wardrobes and an en-suite. Additionally, there are three more double bedrooms and a recently refitted family bathroom, which is fitted with a suite including a shower over the bath.

The front of the property offers parking for four cars and a lawned garden with stunning views of the green and rolling countryside in the distance. The landscaped rear garden is a great size with lawn and paved patio and to the side there is a delightful decked area with a pergola and power supply.

Wyecarr Drive is perfectly positioned for ease of access to the highly regarded Conyers Secondary School and many other highly regarded schools, Yarm Train Station, along with Yarm High Street known for its array of bars, restaurants, and cafes as well as relaxing riverside walks.

Offers In The Region Of £465,000



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HALL

LOUNGE

17'2" x 12'8" (5.23m x 3.86m)

STUDY

10'4" x 9'11" (3.15m x 3.02m)

FAMILY ROOM

16'6" x 7'11" (5.03m x 2.41m)

KITCHEN/DINING ROOM

18'7" x 12'7" (5.66m x 3.84m)

UTILITY

5'7" x 5'4" (1.70m x 1.63m)

WC

5'4" x 2'11" (1.63m x 0.89m)

LANDING

BEDROOM ONE

12'6" x 12'5" (3.81m x 3.78m)

ENSUITE

11'6" x 4'2" (3.51m x 1.27m)

BEDROOM TWO

12'6" x 11'6" (3.81m x 3.51m)

ENSUITE

6'8" x 6'2" (2.03m x 1.88m)

BEDROOM THREE

11'1" x 8'9" (3.38m x 2.67m)

BEDROOM FOUR

10'8" x 8'9" (3.25m x 2.67m)

BEDROOM FIVE

9'9" x 9'3" (2.97m x 2.82m)

BATHROOM

8'6" x 6'3" (2.59m x 1.91m)

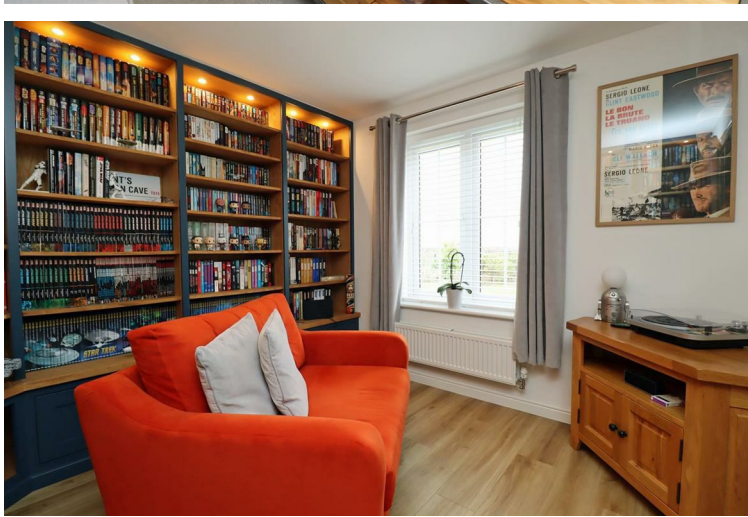
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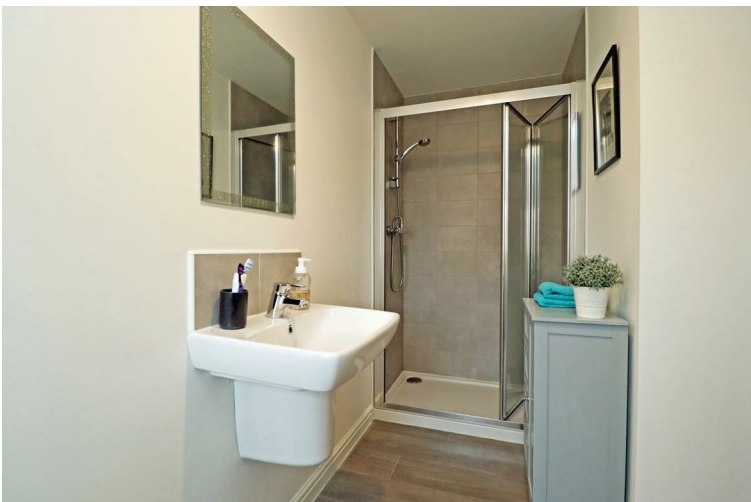


Tel: 01642 248248

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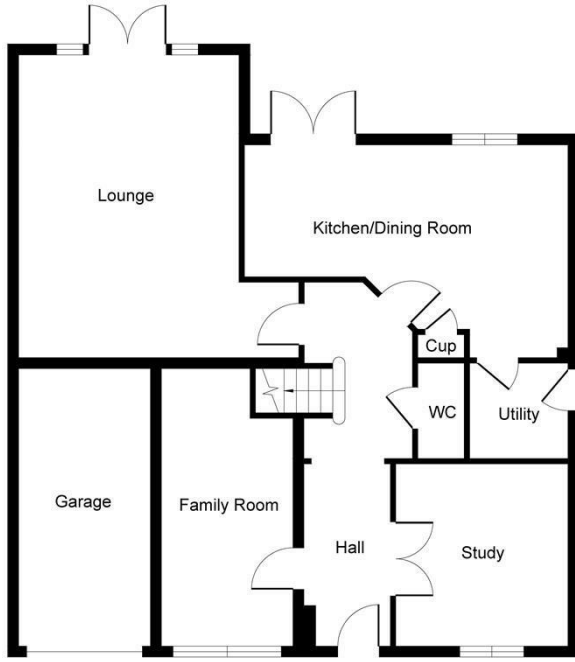


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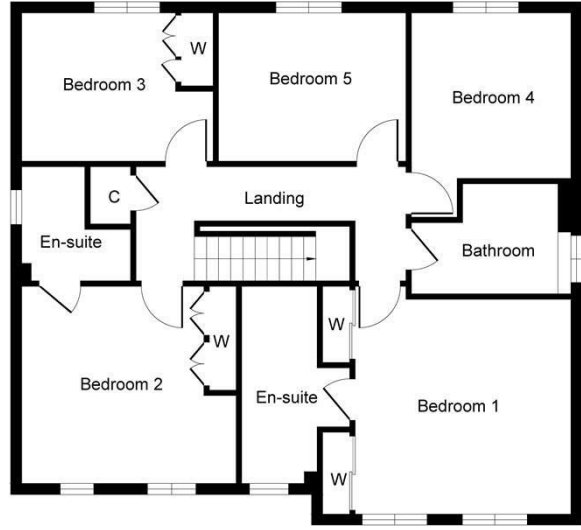




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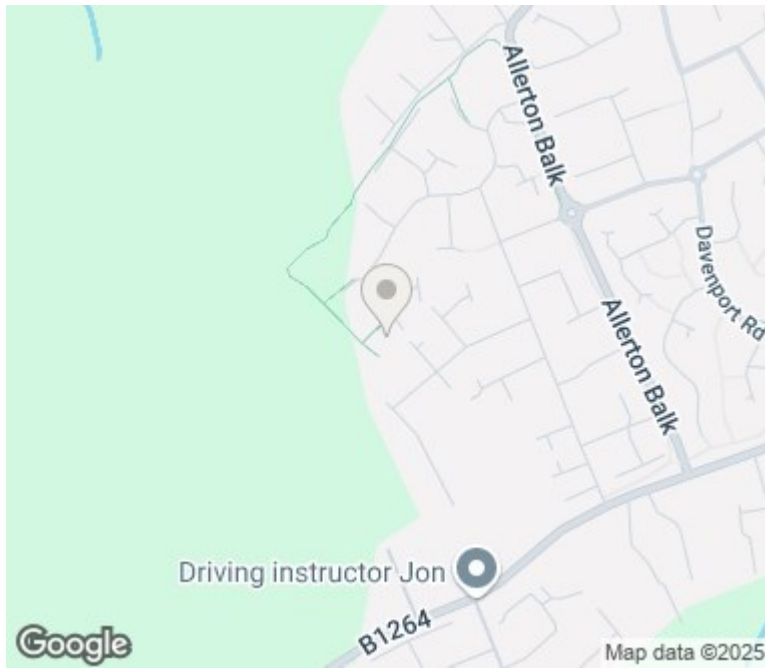


Ground Floor



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			92
(81-91) B		84	
(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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