



Garratt Road, Yarm, TS15 9ZF

Located in the sought after Conyers Green area of Yarm, this beautifully presented four bedroom detached home was built by Barratt Homes in 2018 to the popular "Kingston" design. Still benefiting from the remainder of its NHBC warranty, the property offers spacious, modern living ideal for families.

The hallway, finished with stylish Karndean flooring, leads to a generous lounge and a bright, open-plan kitchen and dining area that spans the full width of the house. The kitchen is fitted with sleek, high-gloss units and integrated appliances including a hob, oven, dishwasher, and fridge/freezer. French doors open directly onto the rear garden, creating a perfect space for entertaining. A separate utility room, cupboard and a convenient downstairs W/C complete the ground floor.

Upstairs, there are four well proportioned bedrooms. The master bedroom features fitted wardrobes and a contemporary ensuite with a large shower cubicle, while the remaining bedrooms are served by a modern family bathroom.

To the front, a tidy garden and a long block paved driveway with an EV charging point leads to a detached garage. The rear garden is laid to lawn and enjoys two patio areas along with an area for children to play, offering plenty of space for outdoor living.

This home is ideally situated close to highly regarded schools, Yarm Medical Centre, and a range of shops. Yarm's vibrant High Street is just a short distance away, offering a fantastic selection of bars, restaurants, cafes, and scenic riverside walks. Excellent transport links via the A19, Yarm Train Station and Teesside International Airport make this property a convenient and desirable choice for commuters.

£300,000



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HALL

CLOAKROOM/WC

LOUNGE

15'4" x 10'11" (4.67m x 3.33m)

KITCHEN/DINING ROOM

19'3" x 9'8" (5.87m x 2.95m)

UTILITY ROOM

6'3" x 4'4" (1.91m x 1.32m)

LANDING

MASTER BEDROOM

10' x 9'1" (3.05m x 2.77m)

ENSUITE

7'1" x 5'8" (2.16m x 1.73m)

BEDROOM TWO

10'3" x 10' (3.12m x 3.05m)

BEDROOM THREE

9'6" x 8'5" (2.90m x 2.57m)

BEDROOM FOUR

9'4" x 6'11" (2.84m x 2.11m)

BATHROOM

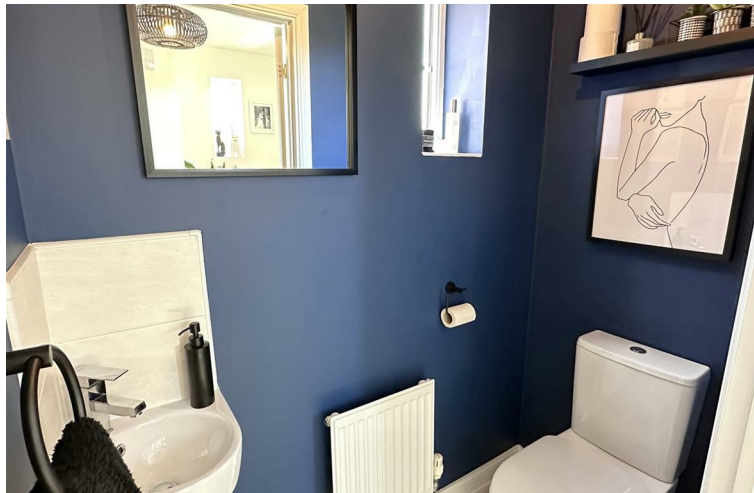
6'3" x 5'7" (1.91m x 1.70m)

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.

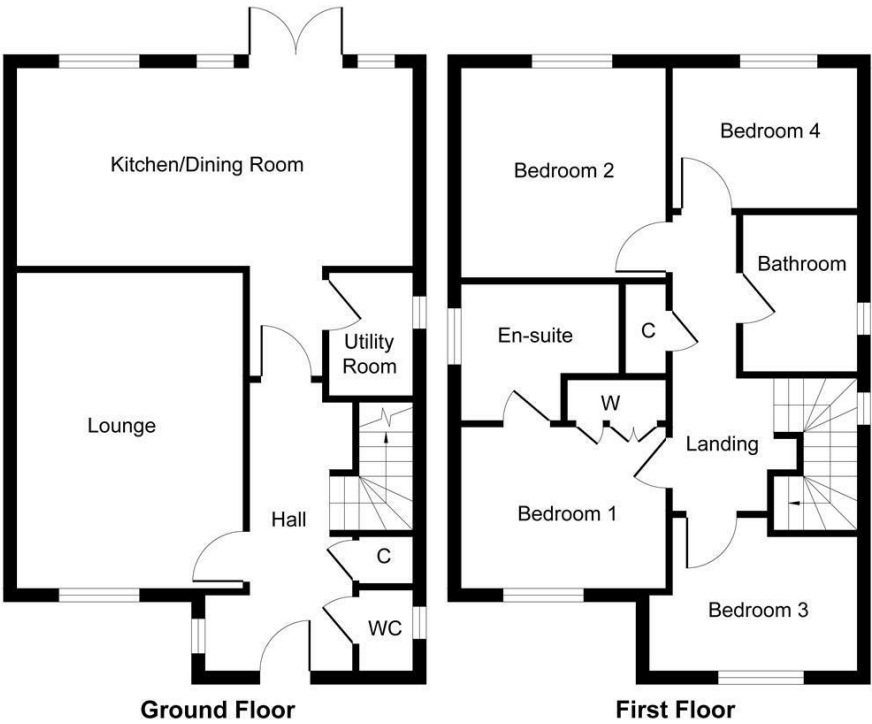
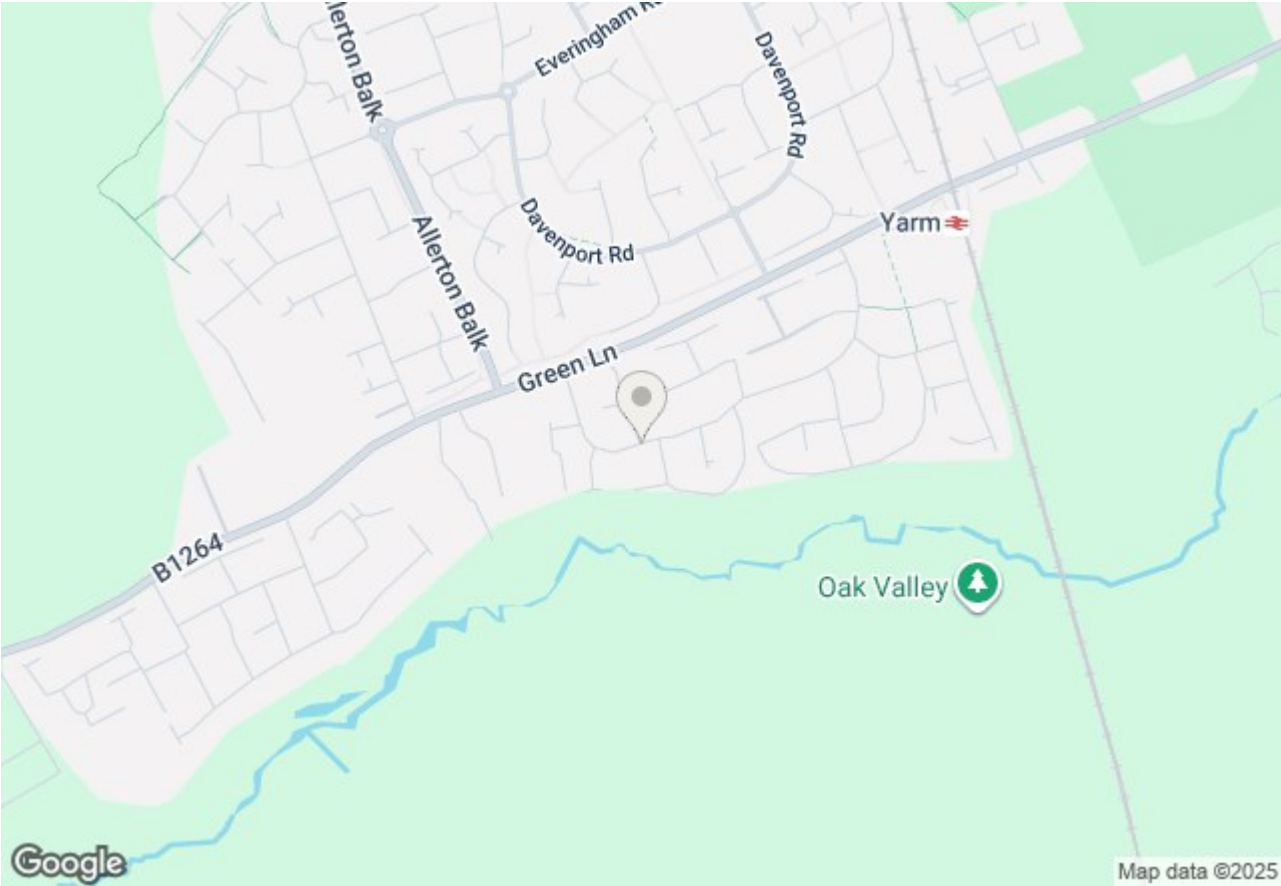


Tel: 01642 248248

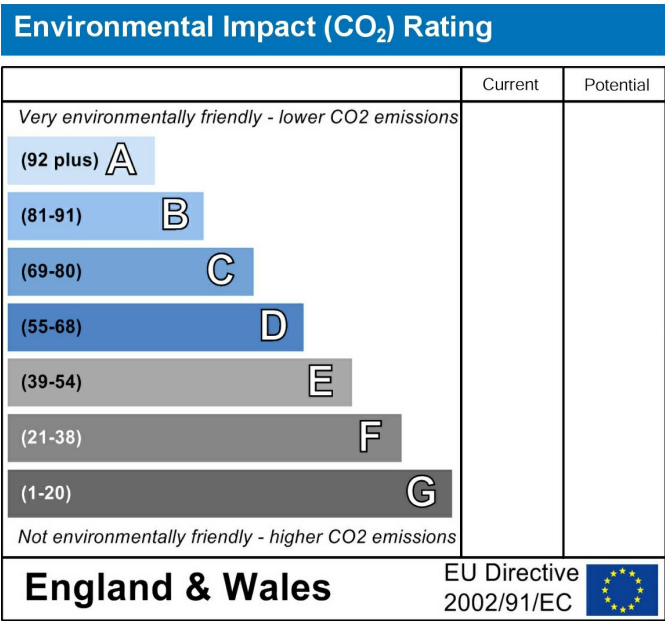
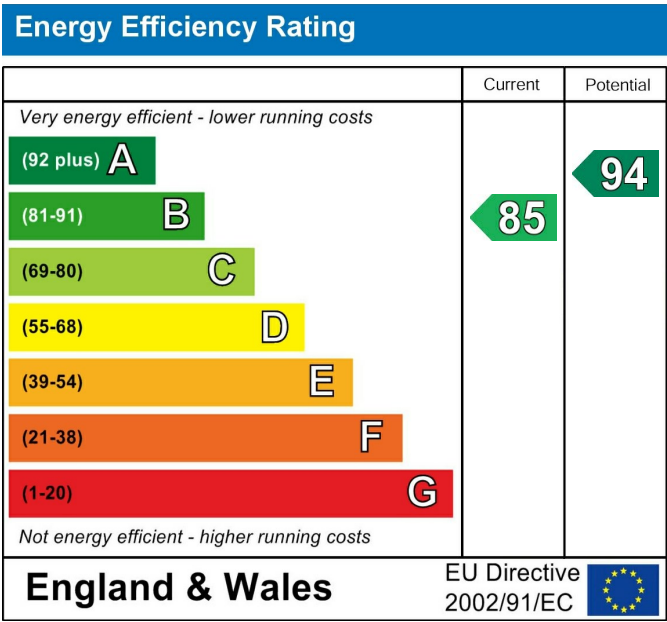




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VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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