



Yew Close, Yarm, Stockton-on-Tees, TS15 9BE

Offered with no onward chain, this beautifully presented five bedroom detached home with double garage and south-facing rear garden, is situated in a pleasant cul-de-sac on the sought after Tall Trees development. Built by Avant Homes in 2016, it retains the remainder of its NHBC warranty and showcases high quality fixtures and fittings throughout.

The spacious and immaculately maintained interior is ideal for modern family living. A welcoming entrance hall with elegant tiled flooring leads to a cosy lounge and an impressive open-plan kitchen/dining room. The kitchen is fitted with an extensive range of units, an island with a breakfast bar, and integrated appliances including an oven, microwave, gas hob, dishwasher, and fridge/freezer. French doors open onto the rear patio, seamlessly connecting to the garden. To the rear, a bright and airy family/garden room with bi-fold doors offers a perfect indoor-outdoor living experience. A separate utility room and a cloakroom/WC complete the ground floor.

Upstairs, the first floor landing includes a generous storage cupboard and gives access to a spacious master bedroom with far reaching field views, modern fitted wardrobes, and a stylish en-suite with walk-in shower. The second bedroom also benefits from its own en-suite, while three further well-proportioned bedrooms share a contemporary family bathroom with a shower over the bath.

Outside, the front garden is laid to lawn alongside a double width block paved driveway leading to a large insulated double garage with an electric door, heating, and lighting. The well maintained south-facing rear garden offers a high degree of privacy, with a lawn, established planting, and both patio and decked seating areas; ideal for entertaining or relaxing.

The property is within walking distance of highly regarded schools and just a short distance from Yarm High Street, famed for its cobbled charm, riverside walks, boutique shops, cafés, restaurants, and bars.

Asking Price £500,000



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HALL

LOUNGE

16'3" x 9'9" (4.95m x 2.97m)

KITCHEN/DINING ROOM

16'9" x 10'11" (5.11m x 3.33m)

FAMILY ROOM

17'7" x 11' (5.36m x 3.35m)

UTILITY ROOM

6' x 5'9" (1.83m x 1.75m)

DOWNSTAIRS WC

5'9" x 5'2" (1.75m x 1.57m)

LANDING

MASTER BEDROOM

15'1" x 13' (4.60m x 3.96m)

ENSUITE

9'3" x 4'7" (2.82m x 1.40m)

BEDROOM TWO

13'8" x 10'5" (4.17m x 3.18m)

ENSUITE

7'6" x 3'11" (2.29m x 1.19m)

BEDROOM THREE

13'9" x 9' (4.19m x 2.74m)

BEDROOM FOUR

13'7" x 9' (4.14m x 2.74m)

BEDROOM FIVE

8'10" x 7'5" (2.69m x 2.26m)

BATHROOM

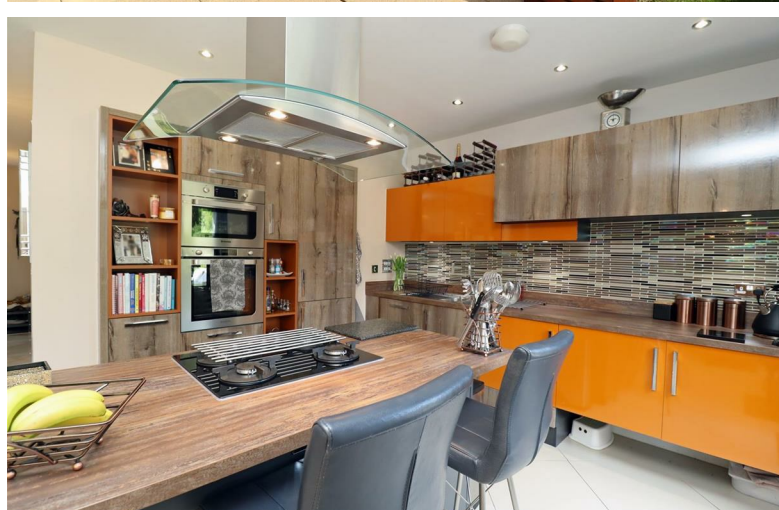
6'11" x 6'4" (2.11m x 1.93m)

DOUBLE GARAGE

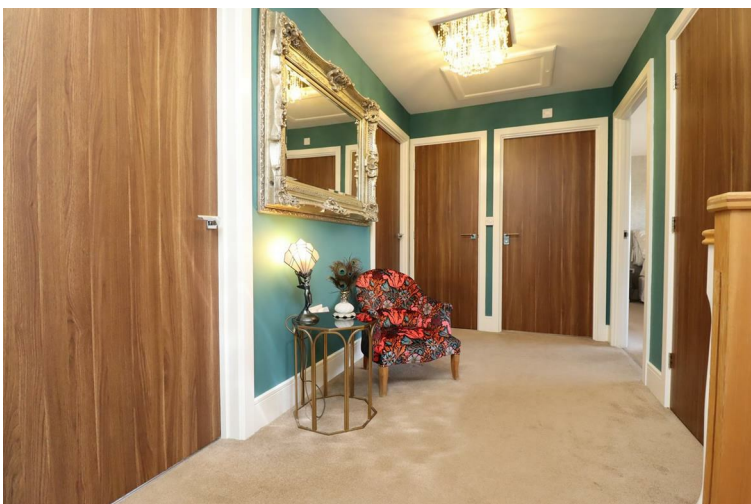
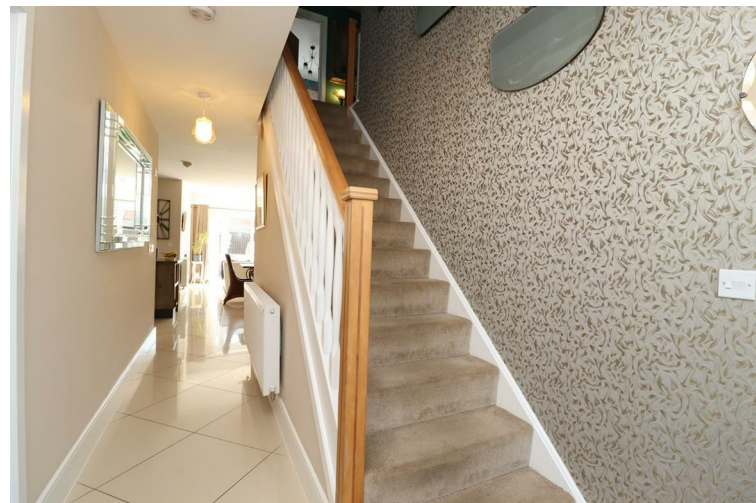
19'7" x 18'2" (5.97m x 5.54m)

AML PROCEDURE

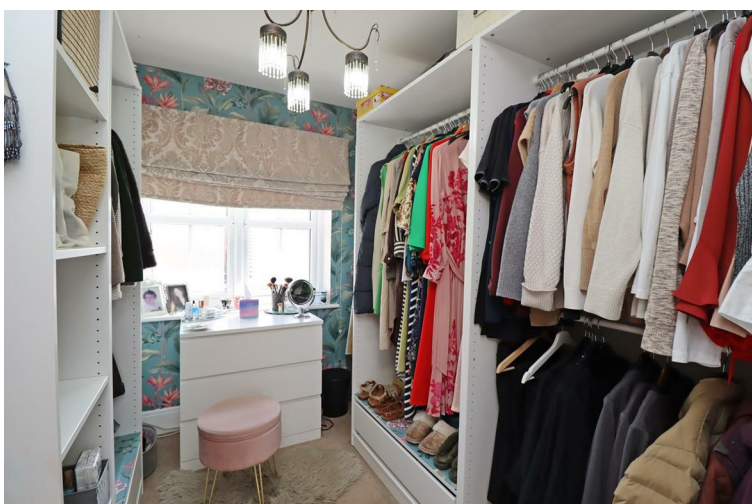
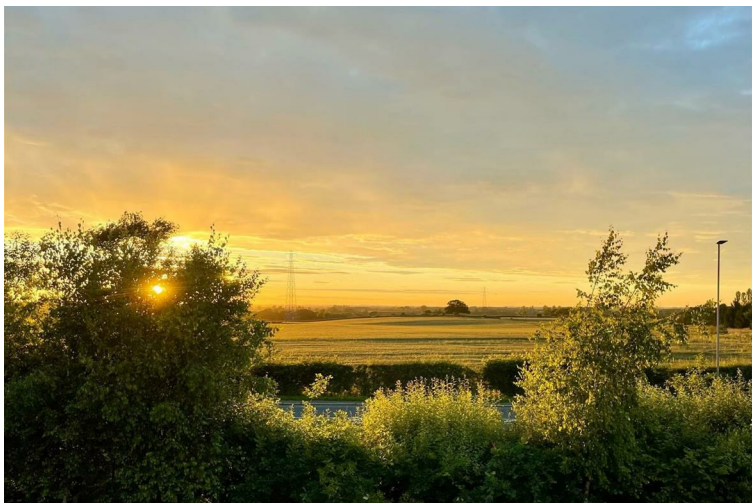
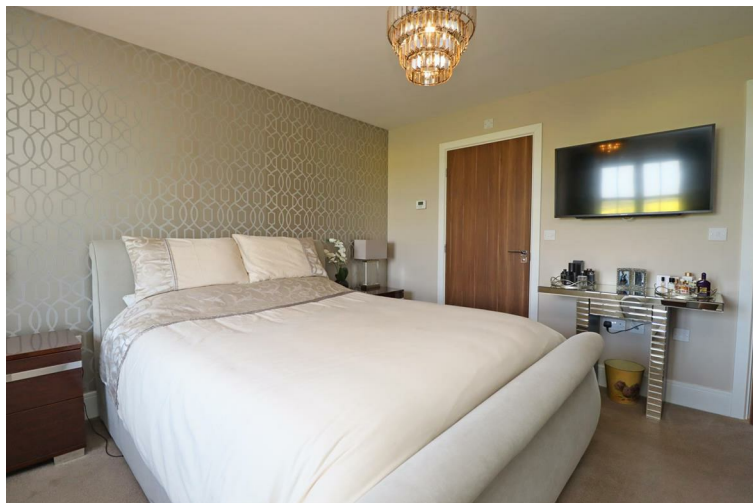
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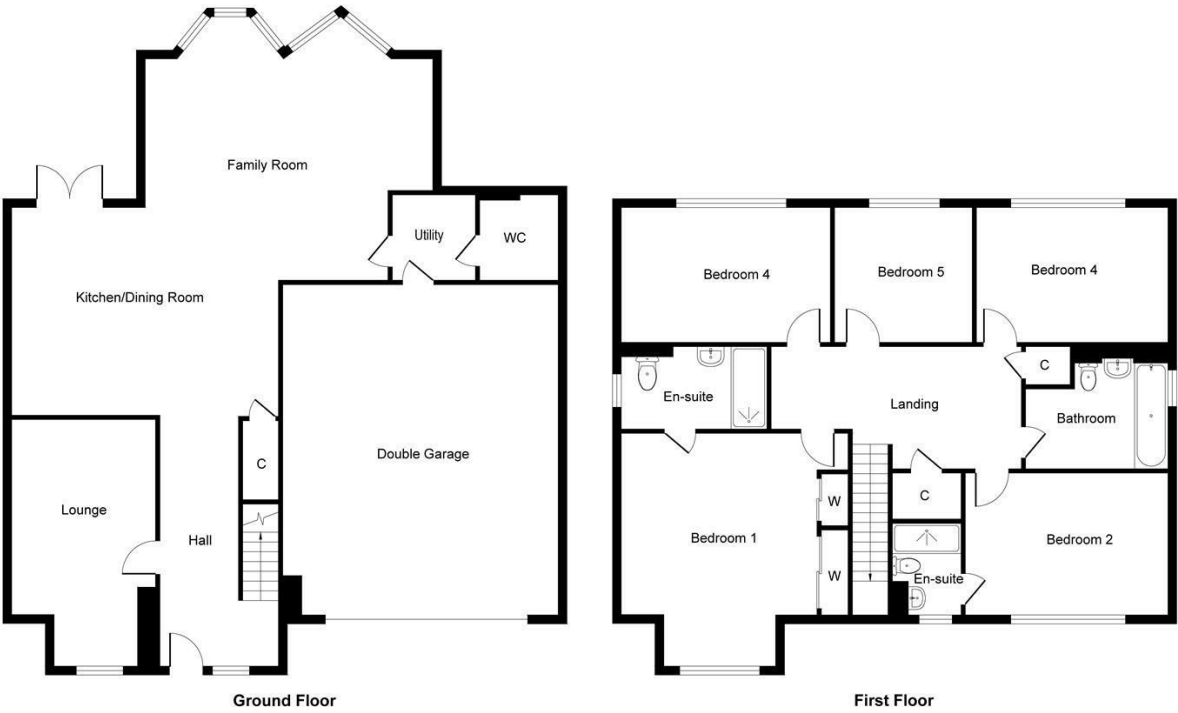




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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) A	87	93
(81-91) B		
(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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