

## 29 Valley Drive

Yarm, Stockton-on-Tees, TS15 9JQ

Located on the highly sought after Valley Drive area, this three bedroom detached bungalow is offered with no onward chain. Occupying a generous plot in one of Yarm's most desirable areas, the accommodation has been extended and upgraded.

The spacious interior opens with a welcoming hallway with a convenient W/C leading into a bright lounge, enhanced by dual-aspect windows and a contemporary fireplace. French doors lead to an open plan kitchen and dining area, fitted with an extensive range of units, granite worktops, and integrated appliances including a hob, oven, fridge, freezer, and microwave. This space flows effortlessly into the extended family room, creating an ideal setting for both entertaining and everyday relaxation.

An inner hall leads to three generously sized double bedrooms, including a master bedroom with an en-suite shower room featuring a large walk-in shower. The family bathroom includes a freestanding bath, separate shower cubicle, and underfloor heating.

Offers Over £420,000



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- DETACHED BUNGALOW
- LARGE DRIVEWAY FOR MULTIPLE CARS
- NO CHAIN
- 3 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- SOUGHT AFTER AREA
- DETACHED DOUBLE GARAGE
- SOLAR PANELS

HALL

W/C

3'4" x 3'2" (1.02m x 0.97m)

LOUNGE

17'11" x 12'8" (5.46m x 3.86m)

KITCHEN/DINING ROOM

23'1" x 9'11" (7.04m x 3.02m)

FAMILY ROOM

10'9" x 9'4" (3.28m x 2.84m)

INNER HALL

MASTER BEDROOM

11'10" x 10'1" (3.61m x 3.07m)

EN-SUITE

9'11" x 3'2" (3.02m x 0.97m)

BEDROOM TWO

12'1" x 10'10" (3.68m x 3.30m)

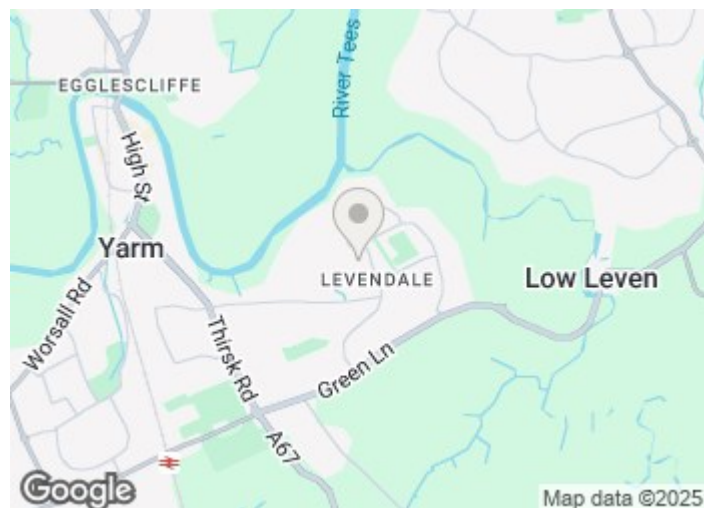
BEDROOM THREE

12'2" x 9'3" (3.71m x 2.82m)

BATHROOM

7'10" x 8'8" (2.39m x 2.64m)

AML PROCEDURE

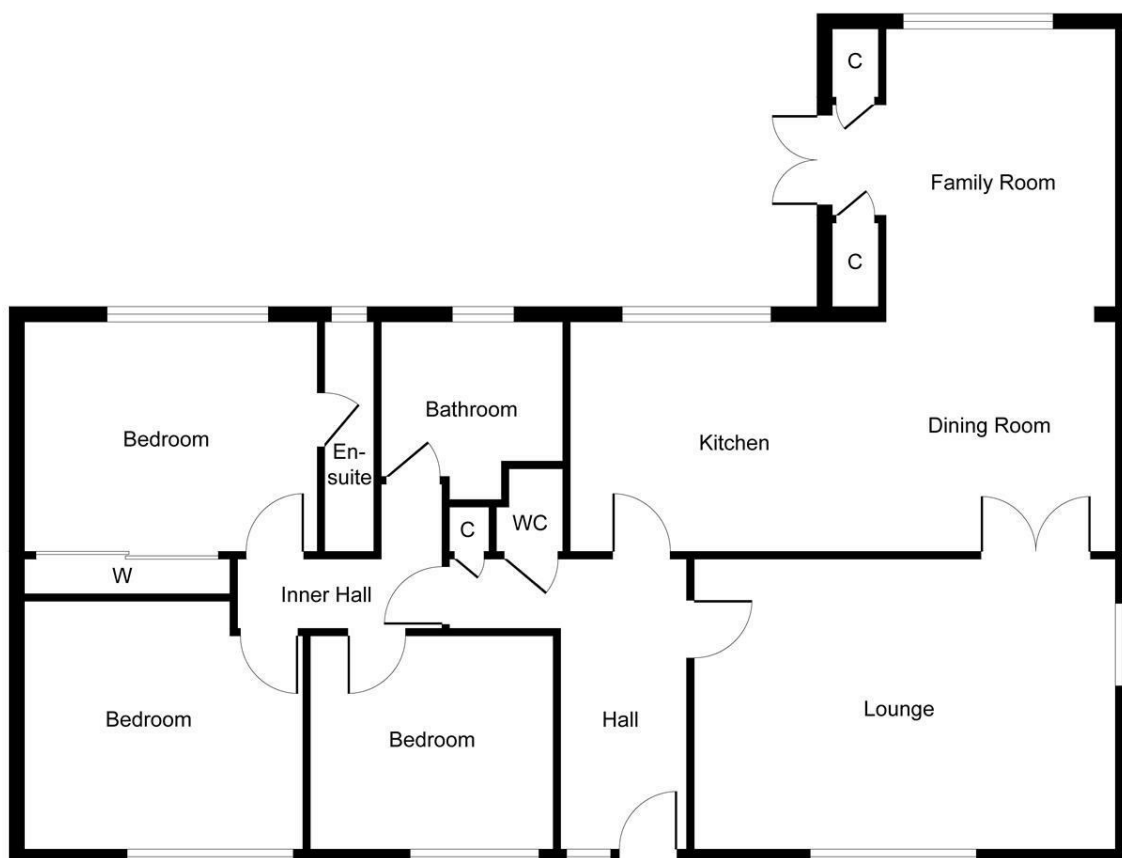


Directions





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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.

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| Energy Efficiency Rating   |  | Current                    | Potential   |
|--|--|----------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 74                         | 84  |
| <p><b>England &amp; Wales</b></p>  |  | EU Directive<br>2002/91/EC |  |