



Tofts Close, Low Worsall, TS15 9QA

Positioned on a generous plot in the highly desirable village of Low Worsall, this substantial four-bedroom detached property is nestled in a cul-de-sac. This well presented family home enjoys expansive internal accommodation, an impressive garden, and far-reaching countryside views—ideal for families looking to enjoy space and privacy.

The home is approached via a block paved driveway offering ample off-street parking and leading to a double garage. To the front, a neatly maintained lawned garden, while to the rear, a private garden is framed by mature shrubs — creating a tranquil outdoor retreat.

Internally, the accommodation is both versatile and generously proportioned. On the ground floor, a welcoming porch opens into the entrance hallway, leading to a cosy yet spacious lounge with a feature log-burning stove. The kitchen/breakfast room is well-appointed with a double oven, hob, and rear-facing window enjoying views over the garden. A formal dining room provides a great setting for entertaining, and the large conservatory to the rear is a standout feature, offering panoramic views of the garden and direct access to the outdoor space. A handy ground floor WC adds to the practicality of the home.

Upstairs, the first floor comprises four well-proportioned bedrooms, making it ideal for growing families. The recently refitted modern family bathroom features a separate bath and large walk-in shower, finished to a high standard.

The property has seen a number of recent upgrades including a new boiler, new radiators, and a new fuse board, offering improved energy efficiency and peace of mind for the new owners. Another notable feature is the installation of an electric car charging point.

Low Worsall is a picturesque village just three miles from the vibrant town of Yarm which offers a wide range of shops, cafes, bars, restaurants, and essential amenities. Families benefit from nearby schools while Yarm Train Station provides convenient commuter links.

£575,000



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PORCH

HALL

LOUNGE

27'3" x 17'4" (8.31m x 5.28m)

CONSERVATORY

16'8" x 14'5" (5.08m x 4.39m)

KITCHEN/BREAKFAST ROOM

19'3" x 11'10" (5.87m x 3.61m)

DINING ROOM

15'1" x 8'6" (4.60m x 2.59m)

DOWNSTAIRS WC

5'4" x 2'7" (1.63m x 0.79m)

LANDING

BEDROOM ONE

14'1" x 11'6" (4.29m x 3.51m)

BEDROOM TWO

11'7" x 8'8" (3.53m x 2.64m)

BEDROOM THREE

10'7" x 10'6" (3.23m x 3.20m)

BEDROOM FOUR

10'6" x 8'6" (3.20m x 2.59m)

BATHROOM

9'4" x 7'2" (2.84m x 2.18m)

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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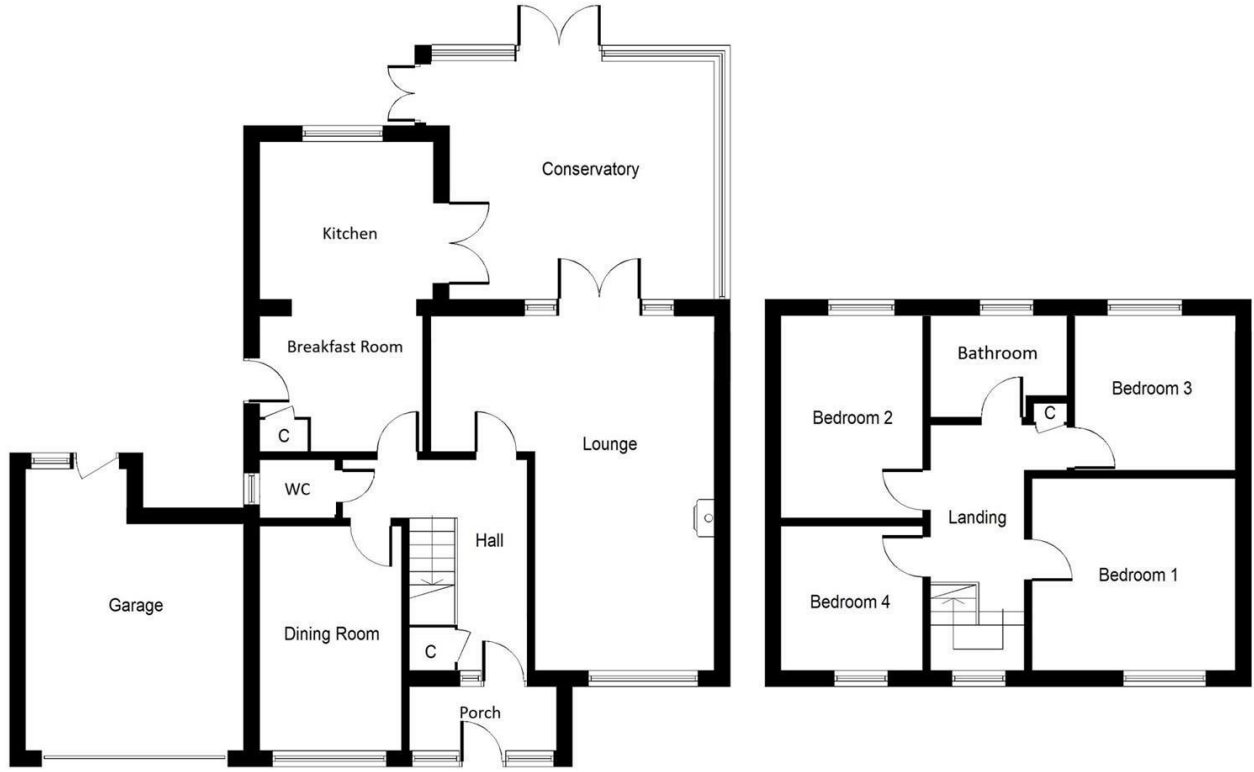


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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