# GowlandWhite



## Morley Carr Drive, Yarm, TS15 9FE

Situated on a larger than average corner site, this DETACHED HOUSE was built by Taylor Wimpey to their 'Lavenham' design which is a spacious family home and is located within this prestigious and highly sought after development. Mortey Carr Drive is conveniently positioned for ease of access to the highly regarded Conyers Secondary School, Yarm Train Station, along with Yarm High Street offering an excellent range of coffee shops, boutique shops, restaurants and bars

To the front of the property, off road parking is available for four cars on the driveway in addition to the integral double garage. Internally the entrance hall offers access to the versatile ground floor living accommodation which comprises cloakroom/wc, study or optional family/dining room, and lounge to the rear with attractive fireplace and French doors leading out to the garden. Also located to the rear aspect is the kitchen/breakfast room fitted with an extensive range of 'Shaker' style units incorporating integrated double oven, five burner gas hob, fridge/freezer and dishwasher. French doors from the breakfast area open out to the rear garden and completing the ground floor is a utility room.

Moving to the first floor, the landing is of good size and provides access to the master bedroom with built in wardrobes and large en-suite with double sized shower cubicle. Bedroom two also has built in wardrobes and an en-suite and there are three further bedrooms along with a family bathroom fitted with modern suite including shower fitting and screen over bath.

Outside there is a lawned garden to the front plus more land to the side providing useful extra space. The rear garden is of good size with lawn, paved patio, gravelled area and shrubs.

## Asking Price £460,000











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#### **ENTRANCE HALL**

STUDY/DINING/FAMILY ROOM 10'5" x 10'0" (3.18 x 3.05)

#### CLOAROOM/WC

#### **LOUNGE**

17'1" x 12'9" (5.21 x 3.89 (5.20 x 3.88))

KITCHEN/BREAKFAST ROOM 18'7" x 12'6" (5.66 x 3.81)

UTILITY ROOM 5'9" x 5'4" (1.75 x 1.63)

FIRST FLOOR LANDING

MASTER BEDROOM

EN-SUITE 11'7" x 6'3" (3.53 x 1.91)

BEDROOM TWO 12'6" x 11'7" (3.81 x 3.53) With built in wardrobes.

EN-SUITE 6'7" x 6'4" (2.01 x 1.93)

BEDROOM FOUR 10'10" x 8'10" (3.30 x 2.69)

BEDROOM FIVE 9'9" x 9'4" (2.97 x 2.84)

BATHROOM 9'3" x 6'4" (2.82 x 1.93)

GARAGE 16'7" x 16'0" (5.05 x 4.88)

BEDROOM THREE 11'2" x 8'10" (3.40 x 2.69)

#### 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.















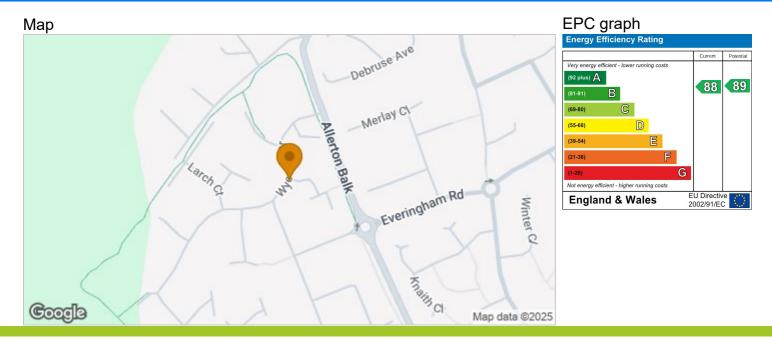




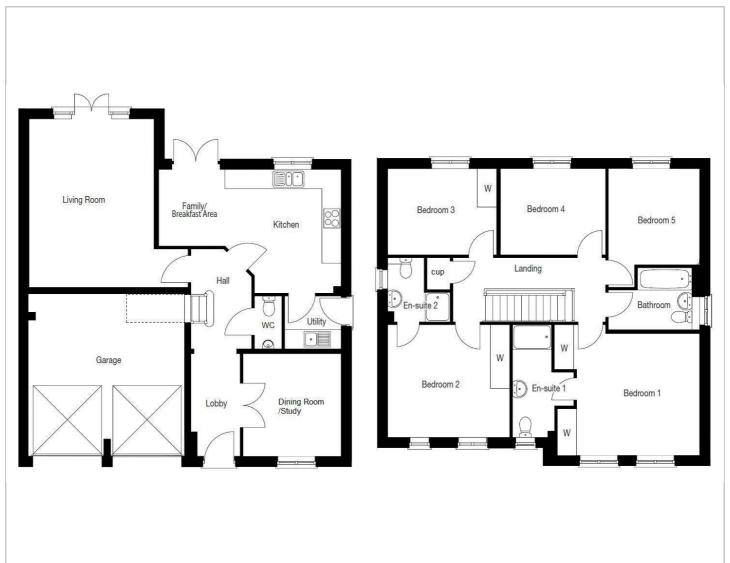








#### Floor Plan



#### **VIEWING**

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

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