



## Leven Road, Yarm, TS15 9JF

Positioned within an exclusive private cul-de-sac just off the highly sought after Leven Road, this outstanding five bedroom detached residence, built by Clarion Homes, offers a rare opportunity to acquire a truly unique family home.

The home is double glazed and gas centrally heated, with underfloor heating across the entire ground floor. On entering, you are welcomed by a spacious hallway featuring a traditional spindle staircase. Double doors lead into a formal dining room with its own French doors. The kitchen is a true centrepiece of the home, fitted with a range of sleek, contemporary units topped with granite work surfaces. A large central island provides a sociable hub for family and friends. High quality Neff appliances are integrated throughout, including a double oven, microwave, fridge, freezer, and Miele dishwasher. Natural light floods the space through French doors and five Velux windows, bringing the outdoors in and creating an airy, open feel. The kitchen flows seamlessly into the family room which is also a bright and spacious area, with double French doors to front and rear.

A utility room offers additional storage and workspace. A ground floor WC, a spacious lounge with a side bay window overlooking the garden, and a versatile ground floor bedroom with its own stylish en-suite complete the ground floor accommodation – ideal for guests or multigenerational living.

Upstairs, the property continues to impress with four generously sized bedrooms. Two of the bedrooms benefit from beautifully appointed en-suite shower rooms, while three have large fitted wardrobes. The luxurious family bathroom features a large bath and a separate walk-in shower.

Outside, the home features a double garage with electric doors with block paved driveway to the front. A large raised patio area to the rear features steps down to the large L-shaped lawned garden, offering excellent privacy. Offers in excess of £ 825,000 would be considered by our client.

Offers Over £800,000



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**HALL**

**LOUNGE**

19'7" x 18'10" (5.97m x 5.74m)

**KITCHEN/BREAKFAST ROOM**

19'1" x 14'5" (5.82m x 4.39m)

**DINING ROOM**

13'3" x 11'1" (4.04m x 3.38m)

**UTILITY ROOM**

9'6" x 5'10" (2.90m x 1.78m)

**DOWNSTAIRS WC**

9'9" x 7'9" (2.97m x 2.36m)

**FAMILY ROOM**

22'2" x 12'7" (6.76m x 3.84m)

**BEDROOM TWO**

12'8" x 10'11" (3.86m x 3.33m)

**ENSUITE**

7'7" x 4'5" (2.31m x 1.35m)

**LANDING**

**BEDROOM ONE**

13'3" x 12'4" (4.04m x 3.76m)

**ENSUITE**

7'4" x 6'2" (2.24m x 1.88m)

**BEDROOM THREE**

13'3" x 10'3" (4.04m x 3.12m)

**ENSUITE**

6' x 5'7" (1.83m x 1.70m)

**BEDROOM FOUR**

16'10" x 14'8" (5.13m x 4.47m)

**BEDROOM FIVE**

11'2" x 9'3" (3.40m x 2.82m)

**BATHROOM**

10'9" x 9'9" (3.28m x 2.97m)

**DOUBLE GARAGE**

18'1" x 17'6" (5.51m x 5.33m)

**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.



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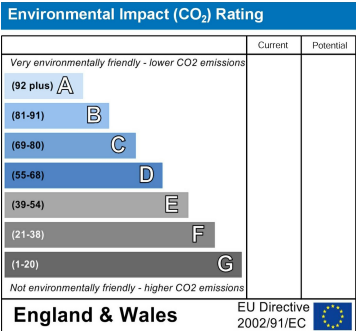
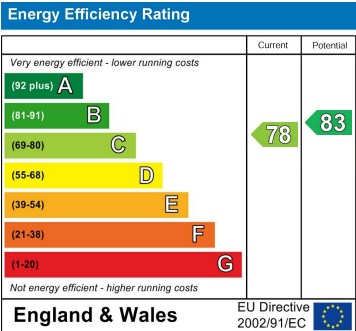


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