# GowlandWhite



### Elms Way, Yarm, TS15 9AZ

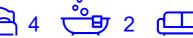
Designed by Avant Homes and still under the NHBC warranty, this exceptional four bedroom detached home is designed to the popular "Pendlebury" style and enjoys a prime corner plot on the desirable Tall Trees development, with a double-width block paved driveway and a detached double garage.

Inside, the property combines modern design with practical family living. A spacious entrance hall leads to a versatile study/playroom—ideal for home working or as a children's space—along with a useful utility room and convenient guest WC. The dual-aspect lounge offers a space to relax, while the stunning open plan kitchen and dining room features integrated Hoover appliances and stylish bi-fold doors that open out to a beautifully landscaped walled garden. Designed for both relaxation and entertaining, the garden includes a lawn and patio area, with convenient access to the detached double garage via a rear door.

Upstairs, the generous master bedroom features built-in wardrobes and a contemporary en-suite bathroom with a walk in shower and waterfall showerhead. Three further well-proportioned bedrooms are accessed from a central landing, along with a stylish family bathroom.

Additional highlights include gas central heating, double glazing, remainder of the NHBC warranty and a recently installed boiler for added efficiency.

This home is just a short walk from the highly regarded Conyers Secondary School and within easy reach of Yarm High Street, renowned for its charming cobbled streets, boutique shopping, vibrant bars, and excellent restaurants. Yarm and Eaglescliffe train stations are nearby and Teesside International Airport is conveniently accessible.





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HALL

KITCHEN/BREAKFAST ROOM 13'7" x 12'5" (4.14m x 3.78m)

STUDY 9'5" x 9'5" (2.87m x 2.87m)

LOUNGE 21'10" x 11'10" (6.65m x 3.61m)

UTILITY 6'3" x 3'10" (1.91m x 1.17m)

DOWNSTAIRS WC 5'3" x 5'3" (1.60m x 1.60m)

**LANDING** 

BEDROOM ONE 19'6" x 11'4" x 10' (5.94m x 3.45m x 3.05m)

ENSUITE 8'1" x 4'5" (2.46m x 1.35m)

BEDROOM TWO 12'6" x 9'7" (3.81m x 2.92m)

BEDROOM THREE 11'11" x 8'10" (3.63m x 2.69m)

BEDROOM FOUR 9'6" x 6'4" (2.90m x 1.93m)

BATHROOM 7'1" x 5'6" (2.16m x 1.68m)

#### **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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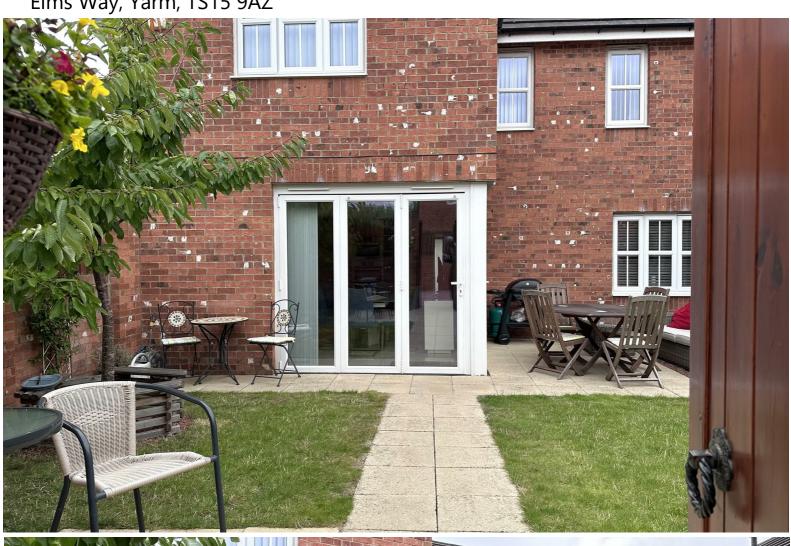




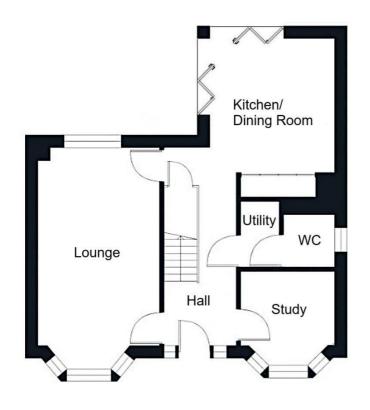




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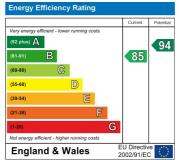


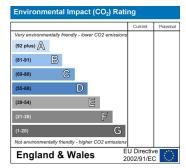












**VIEWING** 

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

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