



Yew Close, Yarm, TS15 9BE

Offered for sale with no onward chain, this detached five bedroom family home located in a cul-de-sac on the highly sought-after Tall Trees development. Within walking distance to the highly regarded Conyers Secondary School and Yarm train station. The home is conveniently positioned within easy access of Yarm High Street with its cobbled streets and excellent range of cafes, restaurants, boutique shops and bars, in addition to having lovely riverside walkways.

On the ground floor, the welcoming hall provides access to the garage, currently used as a games room complete with projector and screen (included in the sale). At the rear, the stunning open-plan kitchen/dining/living space forms the heart of the home. Featuring an integrated oven, hob, extractor, microwave, fridge freezer, and dishwasher, this fabulous space is enhanced by bi-fold doors that open directly onto the south facing rear garden, perfect for relaxed family living and gatherings. A practical utility room, finished with matching kitchen units, offers space for two appliances and even includes a convenient dog shower. A separate WC is also on the ground floor, along with a lounge featuring a bespoke media wall with electric fireplace and a bay window.

Upstairs, you'll find five well proportioned bedrooms, including two with en-suite shower rooms. The master suite is a true highlight, with a walk-in wardrobe and a luxurious en-suite with double sinks and walk in shower. A modern family bathroom completes the first floor.

Outside, the driveway provides parking for up to four vehicles, alongside a lawned front garden. The rear garden is mainly laid to lawn with paved patio areas and a pizza oven, creating a perfect outdoor retreat. Additional features include gas central heating, double glazing, an EV charging point, attractive shutters throughout, and no onward chain.

£490,000



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HALL

LOUNGE

18'3" x 12'3" (5.56m x 3.73m)

KITCHEN/DINING ROOM/LIVING AREA

33'10" x 12'4" (10.31m x 3.76m)

UTILITY

6'11" x 5'11" (2.11m x 1.80m)

DOWNSTAIRS WC

8' x 5'1" (2.44m x 1.55m)

GAMES ROOM/GARAGE

19'8" x 15' (5.99m x 4.57m)

LANDING

BEDROOM ONE

14'1" x 11'2" (4.29m x 3.40m)

ENSUITE

8'9" x 5' (2.67m x 1.52m)

BEDROOM TWO

16'5" x 12'2" (5.00m x 3.71m)

ENSUITE

9'2" x 4'6" (2.79m x 1.37m)

BEDROOM THREE

15'2" x 9'7" (4.62m x 2.92m)

BEDROOM FOUR

12'10 x 10'2" (3.91m x 3.10m)

BEDROOM FIVE

10'1" x 7'5" (3.07m x 2.26m)

BATHROOM

8'3" x 7'3" (2.51m x 2.21m)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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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