



Morley Carr Drive, Yarm, TS15 9FE

Gowland White are delighted to offer for sale what is surely one of the best properties on the sought after Morley Carr Farm development. Built by Taylor Wimpey to their popular 'Hayden' design, this home combines contemporary style with spacious, flexible living. With its edge of development position you will immediately appreciate the large site with south facing rear garden and an outlook over a greenbelt.

Internally, the home is decorated throughout in sophisticated tones, complemented by high quality finishes. A standout feature is the use of luxurious Versace wallpaper, adding a touch of luxury to the living spaces. The ground floor offers a well planned layout including a spacious hallway, cloakroom/WC, a study perfect for home working, and a generous lounge with a bay window to the front, double doors to the rear garden, and a beautifully designed media wall with integrated fireplace. The kitchen is fitted with quality integrated appliances including a double oven, induction hob with extractor, dishwasher, and fridge freezer, and opens seamlessly into the dining room. French doors from the dining area lead directly into the south facing rear garden, while double doors into the lounge allow for excellent flow between living spaces, ideal for both family life and entertaining. A separate utility room with sink unit and space for two appliances adds further convenience.

Upstairs, the property continues to impress with four generously sized bedrooms. The master suite features fitted wardrobes and a luxurious en suite bathroom complete with both a bath and a double shower enclosure. The second bedroom also benefits from its own en suite shower room and wardrobes. Bedroom three, currently used as a beautiful dressing room, includes high-quality fitted wardrobes, and the fourth bedroom also with wardrobes, are served by the stylish family bathroom.

Asking Price £510,000



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Externally, the property is just as impressive. The large south facing rear garden has been professionally landscaped with low maintenance artificial lawn and multiple porcelain tile seating areas, including a brick built raised planter feature. This garden is perfectly positioned to enjoy all day sun. The double garage provides ample storage and parking, with additional car parking spaces. The front of the property is also professionally landscaped and equally pristine, offering kerb appeal in abundance, and the corner plot ensures a feeling of space, privacy and exclusivity.

Situated in one of Yarm's most popular residential developments, Morley Carr Farm offers an outstanding lifestyle, with easy access to Conyers Secondary School, Yarm Train Station, and the vibrant amenities of Yarm High Street, all just a short drive or a pleasant walk away.

This is a truly stunning home, combining premium features, prime positioning, and turn-key condition - early viewing is highly recommended.

HALL

LOUNGE

24'7" x 12'5" (7.49m x 3.78m)

KITCHEN/DINING ROOM

21'7" x 11'4" (6.58m x 3.45m)

UTILITY ROOM

5'11" x 5'8" (1.80m x 1.73m)

STUDY

9'1" x 8' (2.77m x 2.44m)

DOWNSTAIRS WC

6'11" x 3'2" (2.11m x 0.97m)

LANDING

BEDROOM ONE

12'10" x 11'9" (3.91m x 3.58m)

ENSUITE

10'10" x 7'3" x 4'11" (3.30m x 2.21m x 1.50m)

BEDROOM TWO

11'7" x 10'6" (3.53m x 3.20m)

ENSUITE

5'6" x 5' (1.68m x 1.52m)

BEDROOM THREE

12'6" x 9'2" x 9'3" (3.81m x 2.79m x 2.82m)

BEDROOM FOUR

12'7" x 7'1" (3.84m x 2.16m)

BATHROOM

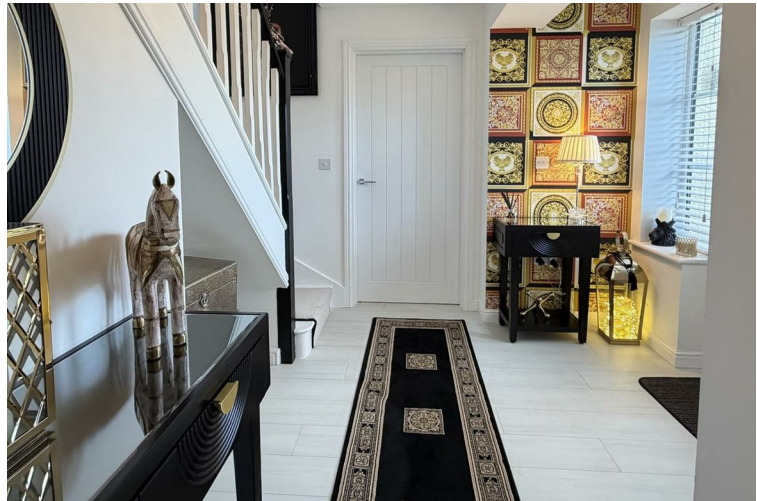
6'11" x 6'2" (2.11m x 1.88m)

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.

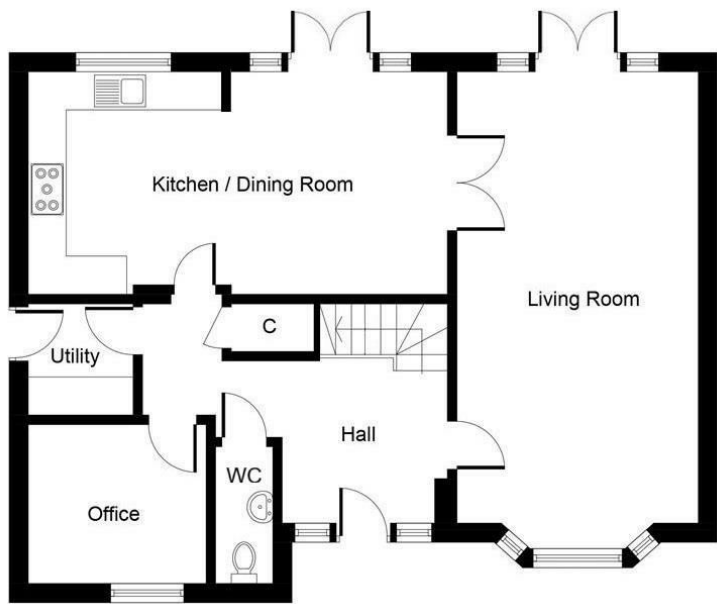
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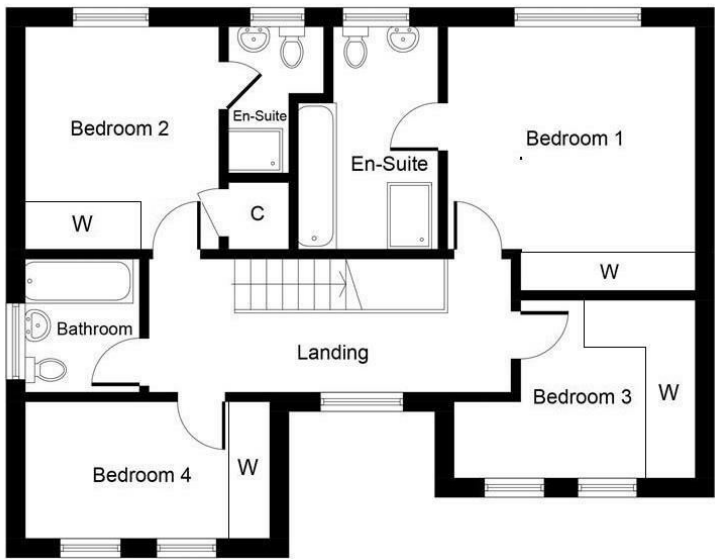




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Ground Floor
Approximate Floor Area
854 Sq. ft.
(79.3 Sq. m.)



First Floor
Approximate Floor Area
803 Sq. ft.
(74.6 Sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		93
(81-91) B	85	
(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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