



## Fieldhouse Lane, Kirklevington, TS15 9LS

**\*\*SOLD WITHIN 14 DAYS\*\***

This attractive detached home offers generous and flexible living space arranged over two floors, set upon a substantial plot enjoying open countryside views and is available for sale with no onward chain.

The ground floor is well laid out for family living, featuring a large hall, lounge, separate dining room, family room which opens to a well equipped kitchen/breakfast room with adjoining utility room, walk-in pantry and a WC. A dedicated study provides an ideal work from home space, while the addition of a spacious downstairs bedroom with French doors and its own en-suite makes this home perfectly suited for multi generational living or guest accommodation.

Upstairs, the property has three further bedrooms, including a spacious master suite complete with a walk-in wardrobe, en-suite shower room, and a private balcony overlooking the garden and surrounding countryside. A family bathroom serves the remaining bedrooms.

Externally, the home sits within a generous garden, offering ample outdoor space ideal for families, gardening enthusiasts, or those who simply enjoy the outdoors. The property benefits from a long gated driveway, providing off-road parking for several vehicles and leading to a detached garage.

Additional benefits include gas central heating and double glazing throughout, enhancing comfort and energy efficiency. Located in a semi-rural position in the sought after village of Kirklevington, this property enjoys a prime location close to highly regarded schooling and excellent transport links, including easy access to the A19 road network. The neighbouring market town of Yarm is just a short drive away and offers additional schooling options, a railway station, and a cosmopolitan High Street lined with independent boutiques, restaurants, cafes, and other amenities.

**£550,000**



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HALL

LOUNGE

21'7" x 11'11" (6.58m x 3.63m)

FAMILY ROOM

12'1" x 11'11" (3.68m x 3.63m)

KITCHEN

20'6" x 12'10" (6.25m x 3.91m)

DINING ROOM

18'4" x 11'5" (5.59m x 3.48m)

UTILITY ROOM

8'8" x 7'1" (2.64m x 2.16m)

STUDY

9'6" x 7'3" (2.90m x 2.21m)

DOWNSTAIRS WC

BEDROOM THREE

18'8" x 13'3" (5.69m x 4.04m)

ENSUITE

8'10" x 7'1" (2.69m x 2.16m)

LANDING

BEDROOM ONE

25'2" x 20'1" (7.67m x 6.12m)

DRESSING ROOM

9'5" x 5'9" (2.87m x 1.75m)

ENSUITE

11'3" x 8'1" (3.43m x 2.46m)

BEDROOM TWO

24'2" x 12'7" (7.37m x 3.84m)

BEDROOM FOUR

14'2" x 11'7" (4.32m x 3.53m)

BATHROOM

11'4" x 6'9" (3.45m x 2.06m)

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.



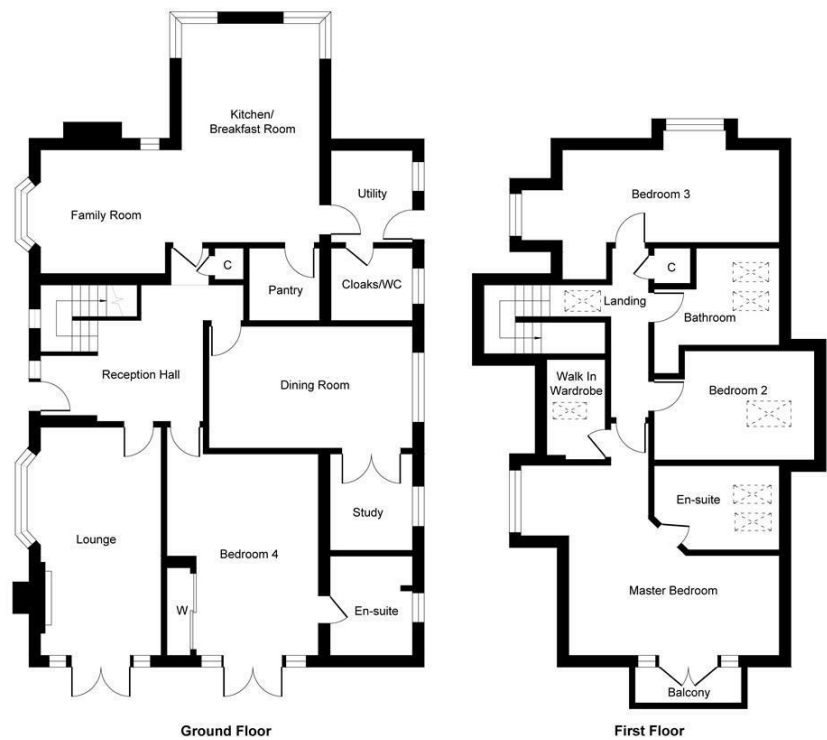
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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                                 |         |           |
| (81-91) B                                   |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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