



Hugill Close, Yarm, TS15 9SS

This beautifully refurbished and reconfigured detached home, tucked away in a quiet cul-de-sac on the fringes of Yarm, offers stylish and contemporary living, perfect for families or buyers seeking a true “walk-in ready” property. Ideally positioned within walking distance of the highly regarded Levendale Primary School, the home combines elegant design with modern practicality.

The extended accommodation begins with a welcoming entrance hall leading through double doors to a spacious and contemporary lounge - an inviting space for both relaxing and entertaining. The heart of the home is the impressive open-plan kitchen, dining, and family area, featuring four-pane bi-fold doors that open seamlessly onto the rear patio. This stunning kitchen is fitted with Shaker style units, quartz worktops, a double Belfast sink, and a large quartz waterfall island with breakfast bar seating for two. Integrated appliances include a double oven, induction hob, dishwasher, and wine cooler. A separate utility room provides extra storage and space for both a washer and dryer, with access to the garage store, while a refitted WC and cloak cupboard complete the ground floor.

Upstairs, the generous master bedroom benefits built-in wardrobes and a sleek, modern en-suite. A further double and single bedroom provide ample family space, complemented by a beautifully styled bathroom featuring herringbone tiling, gold fittings, and a chic niche recess.

The property has been recently redecorated and carpeted throughout, enhanced by designer-style radiators, a new Baxi Platinum combi boiler with HIVE heating system, and oak-style internal doors that add a refined finish.

£328,000

 3
  2
  1
  D

Hugill Close, Yarm, TS15 9SS

Externally

Externally, the rear garden has been tastefully landscaped, featuring premium porcelain tiling, a spacious patio area ideal for entertaining, and a useful shed included in the sale. To the front, there is a double-width driveway with an electric car charging point, a low-maintenance garden, and a practical store (converted from the original garage) complete with electrics.

This exceptional home perfectly blends comfort, quality, and modern elegance - ready to move straight into and enjoy from day one.

HALLWAY

LOUNGE

16'4" x 11'11" (4.98m x 3.63m)

KITCHEN/BREAKFAST/FAMILY AREA

27'5" x 11'5" (8.36m x 3.48m)

UTILITY ROOM

8'4" x 4'8" (2.54m x 1.42m)

DOWNSTAIRS WC

8'2" x 2'11" (2.49m x 0.89m)

LANDING

BEDROOM ONE

15'5" x 11'8" (4.70m x 3.56m)

ENSUITE

8'0" x 3'6" (2.44m x 1.07m)

BEDROOM TWO

10'6" x 8'6" (3.20m x 2.59m)

BEDROOM THREE

13'9" x 6'3" (4.19m x 1.91m)

BATHROOM

8'8" x 5'5" (2.64m x 1.65m)

STORE ROOM

8'8" x 6'6" (2.64m x 1.98m)

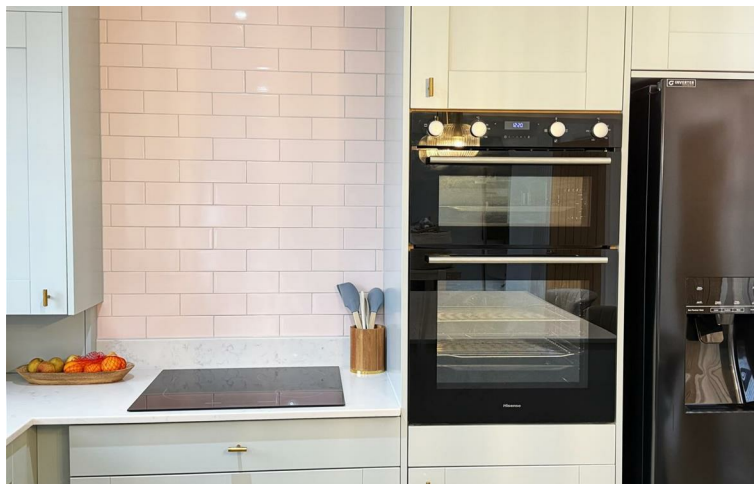
AML PROCEDURE

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.

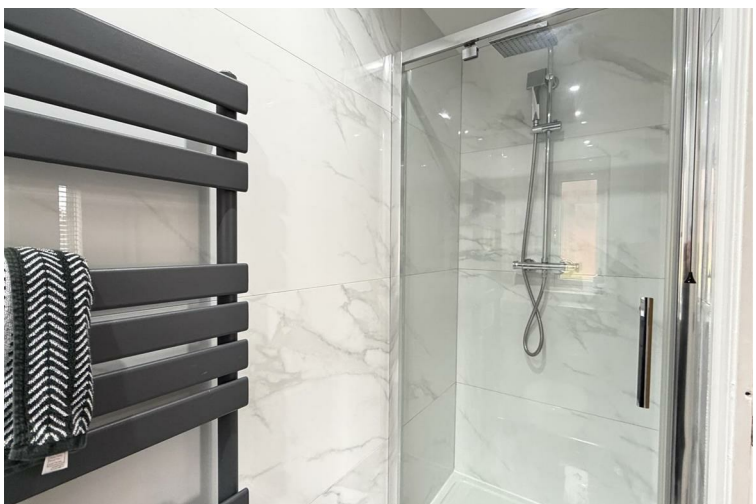
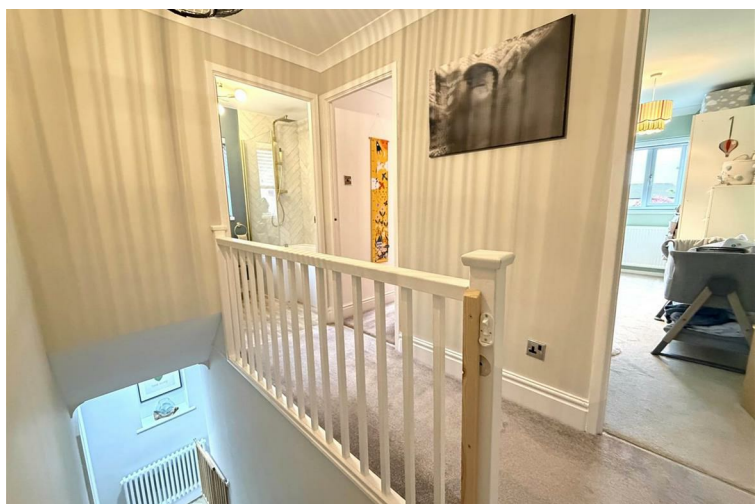
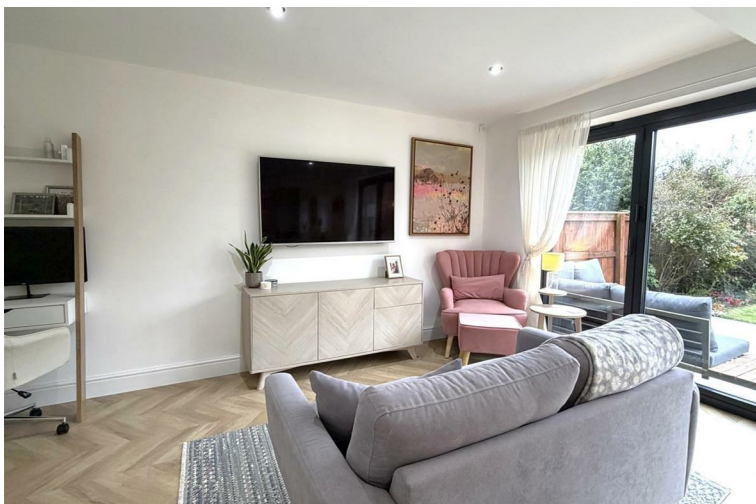
DISCLAIMER

We are required under the Estate Agents Act 1979, and the Provisions of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that Act.



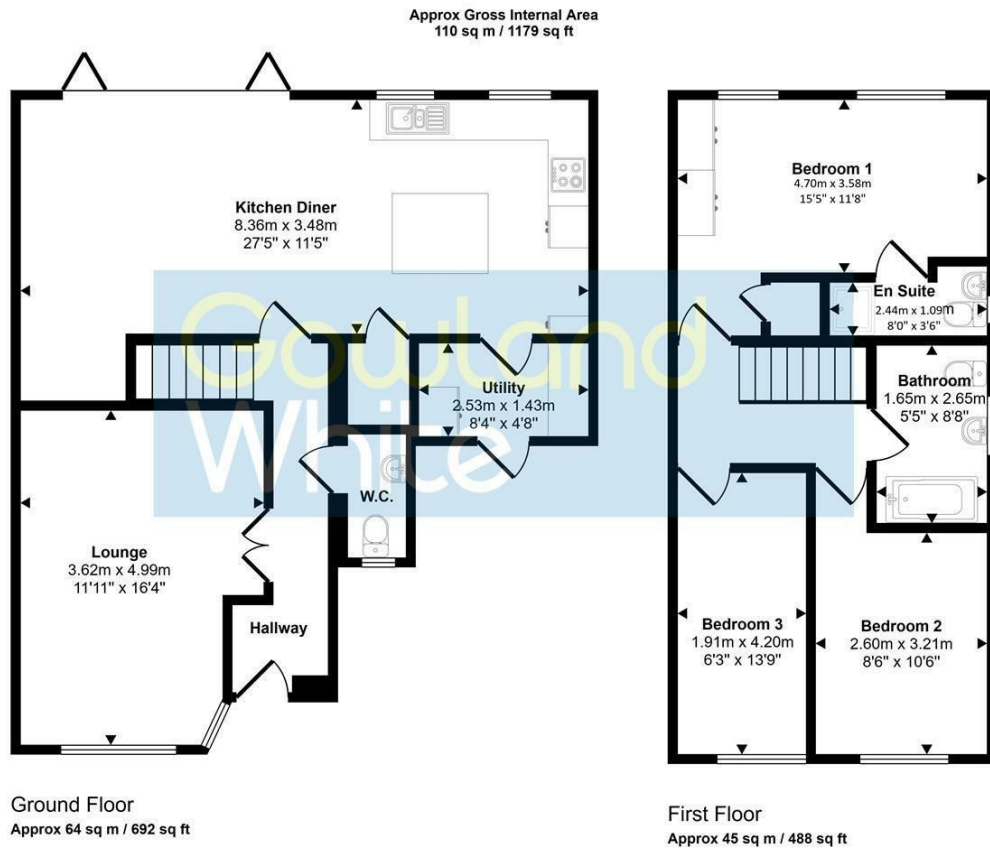


Hugill Close, Yarm, TS15 9SS





Hugill Close, Yarm, TS15 9SS



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk