



Yew Close, Yarm, TS15 9BE

Built by Avant Homes, this beautifully presented five bedroom detached home with a detached double garage and a south facing rear garden is set within a quiet cul-de-sac on the highly sought-after Tall Trees development.

Designed with family living in mind, the spacious interior begins with a welcoming entrance hallway leading to a generous lounge where French doors open directly onto the garden patio. The heart of the home is the impressive Shaker style kitchen/dining/family room, complete with a central island, integrated appliances including dishwasher, fridge/freezer, warming drawer, twin ovens, gas hob, and extractor, as well as bi-fold doors that seamlessly connect the space to the garden.

Upstairs, the landing gives access to five well proportioned bedrooms. The main bedroom enjoys a dressing area and en suite, while the second bedroom also features an en suite shower room. The remaining bedrooms are served by a stylish family bathroom.

Externally, the home provides off road parking for up to three vehicles, with a driveway leading to a detached double garage currently adapted as a gym and fitted with an electric vehicle charging point. The south facing rear garden is attractively landscaped, offering a perfect space for family life or entertaining.

Additional benefits include gas central heating with Hive dual zone control, double glazing throughout, and privately owned solar panels. The property is ideally located within walking distance of the highly regarded Conyers Secondary School and only a short distance from Yarm High Street, renowned for its boutique shops, cafés, restaurants, bars, and riverside walks.

Asking Price £500,000



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HALL

LOUNGE

18'1" x 14'6" (5.51m x 4.42m)

KITCHEN/DINING ROOM/LIVING AREA

23'2" x 13'8" (7.06m x 4.17m)

UTILITY ROOM/WC

9'3" x 6'11" (2.82m x 2.11m)

STUDY

9'1" x 6'11" (2.77m x 2.11m)

LANDING

BEDROOM ONE

13'5" x 9'9" (4.09m x 2.97m)

DRESSING ROOM

12' x 4'10" (3.66m x 1.47m)

ENSUITE

8'3" x 4'5" (2.51m x 1.35m)

BEDROOM TWO

13'9" x 10'11" (4.19m x 3.33m)

ENSUITE

7'7" x 3'9" (2.31m x 1.14m)

BEDROOM THREE

10'10" x 10'1" (3.30m x 3.07m)

BEDROOM FOUR

9'10" x 7'2" (3.00m x 2.18m)

BEDROOM FIVE

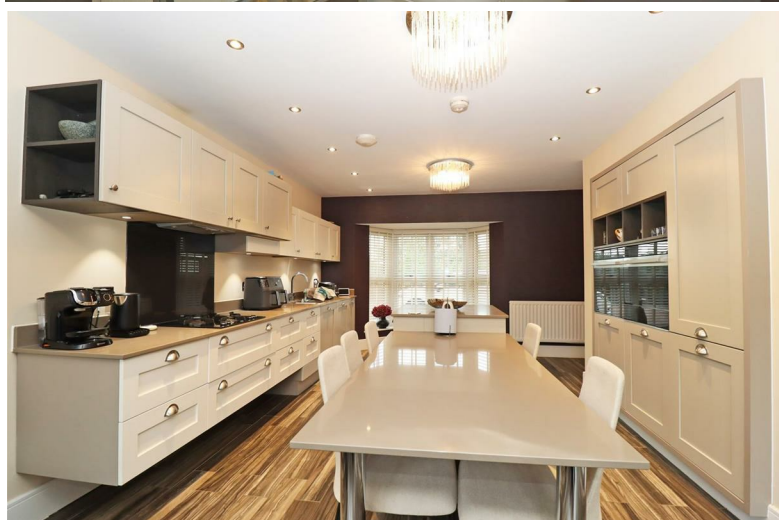
10'1" x 6'3" (3.07m x 1.91m)

BATHROOM

6'11" x 5'6" (2.11m 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.



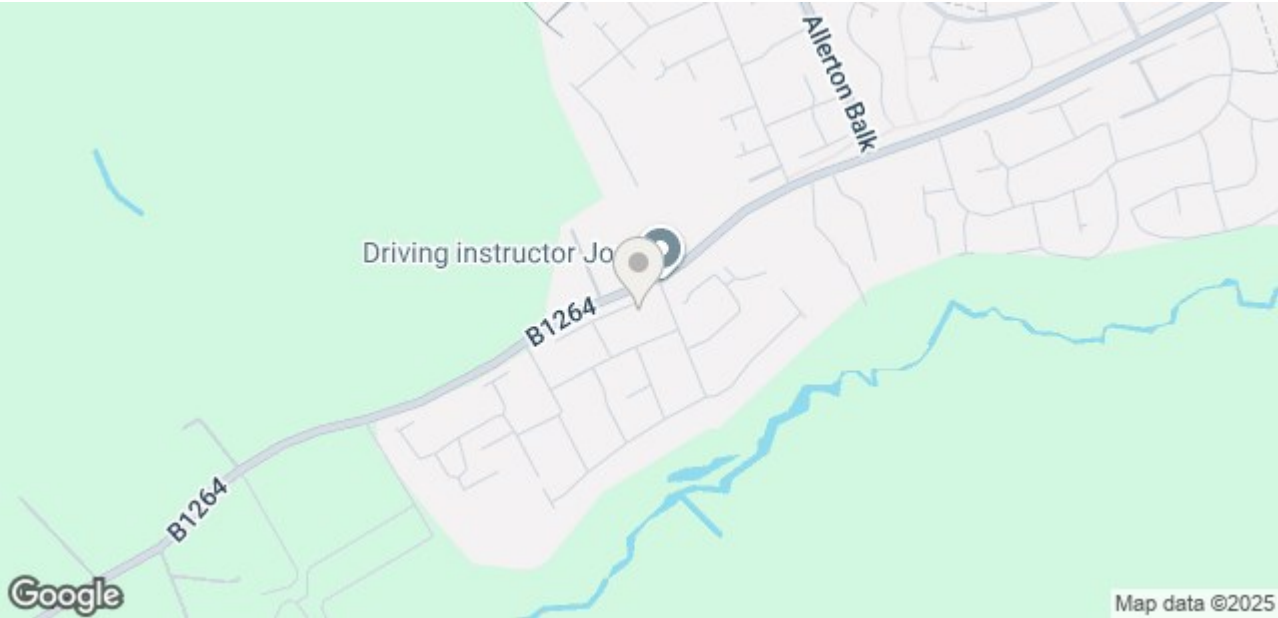






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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





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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VIEWING

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