



The Yew Walk, Long Newton, TS21 1PA

Occupying a corner plot in a cul-de-sac within the sought after village of Long Newton, this detached four bedroom home features a generous garden, a conservatory, and a spacious integral garage.

The ground floor begins at the lobby leading to the hallway, opening into a spacious open plan lounge and dining area with a bay window to the front and patio doors to the conservatory. The conservatory offers garden views and access. The kitchen/breakfast room is equipped with fitted units, an integrated double oven, gas hob, fridge freezer, dishwasher, and space for a washing machine.

Upstairs, the master bedroom enjoys fitted wardrobes and a recently refitted en-suite shower room with a contemporary design. Two further bedrooms include fitted wardrobes and the fourth bedroom a cupboard, while the family bathroom is complete with a shower over the bath.

Externally, the front offers a double width block paved driveway leading to a large garage with electric and lighting, and a lawn bordered by mature shrubs. The southwest facing rear garden includes a lawn, patio, planted borders, and a striking magnolia tree.

The area features a good primary school and local shops close by in the neighbouring villages and towns. There are excellent commuter connections via the A66 to Stockton, Darlington and Middlesbrough. Additionally, Teesside International Airport is conveniently located just four miles away, enhancing its appeal for homebuyers and making it an ideal choice for families seeking a spacious home in a village setting with excellent local amenities.

£320,000



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LOBBY

HALL

LOUNGE/DINING ROOM

25'8" x 11' (7.82m x 3.35m)

KITCHEN/BREAKFAST ROOM

16'1" x 8'1" (4.90m x 2.46m)

CONSERVATORY

10'5" x 9'8" (3.18m x 2.95m)

WC

5'10" x 2'11" (1.78m x 0.89m)

LANDING

MASTER BEDROOM

11'9" x 8'11" (3.58m x 2.72m)

EN-SUITE

8'1" x 3'3" (2.46m x 0.99m)

BEDROOM TWO

12'5" x 10'2" (3.78m x 3.10m)

BEDROOM THREE

11'4" x 8'8" (3.45m x 2.64m)

BEDROOM FOUR

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

BATHROOM

6'8" x 5'5" (2.03m x 1.65m)

GARAGE

17'4" x 8'4" (5.28m x 2.54m)

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.



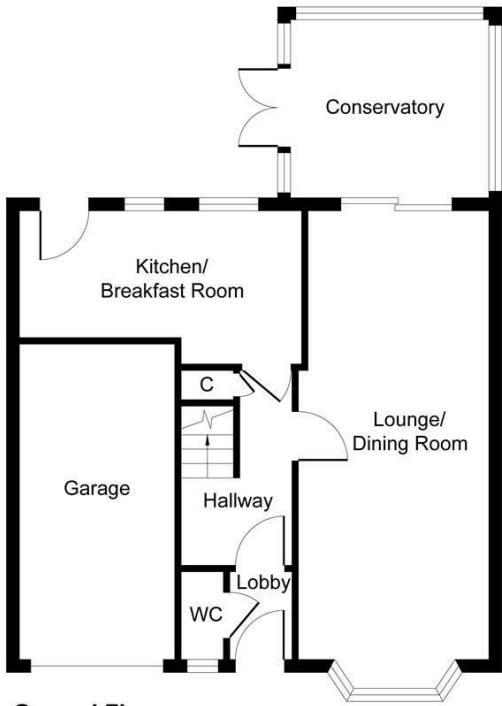
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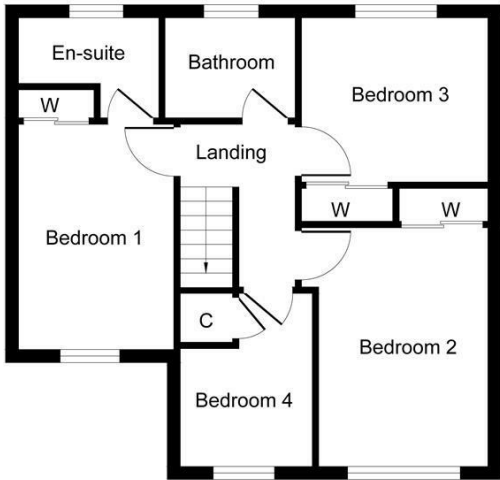
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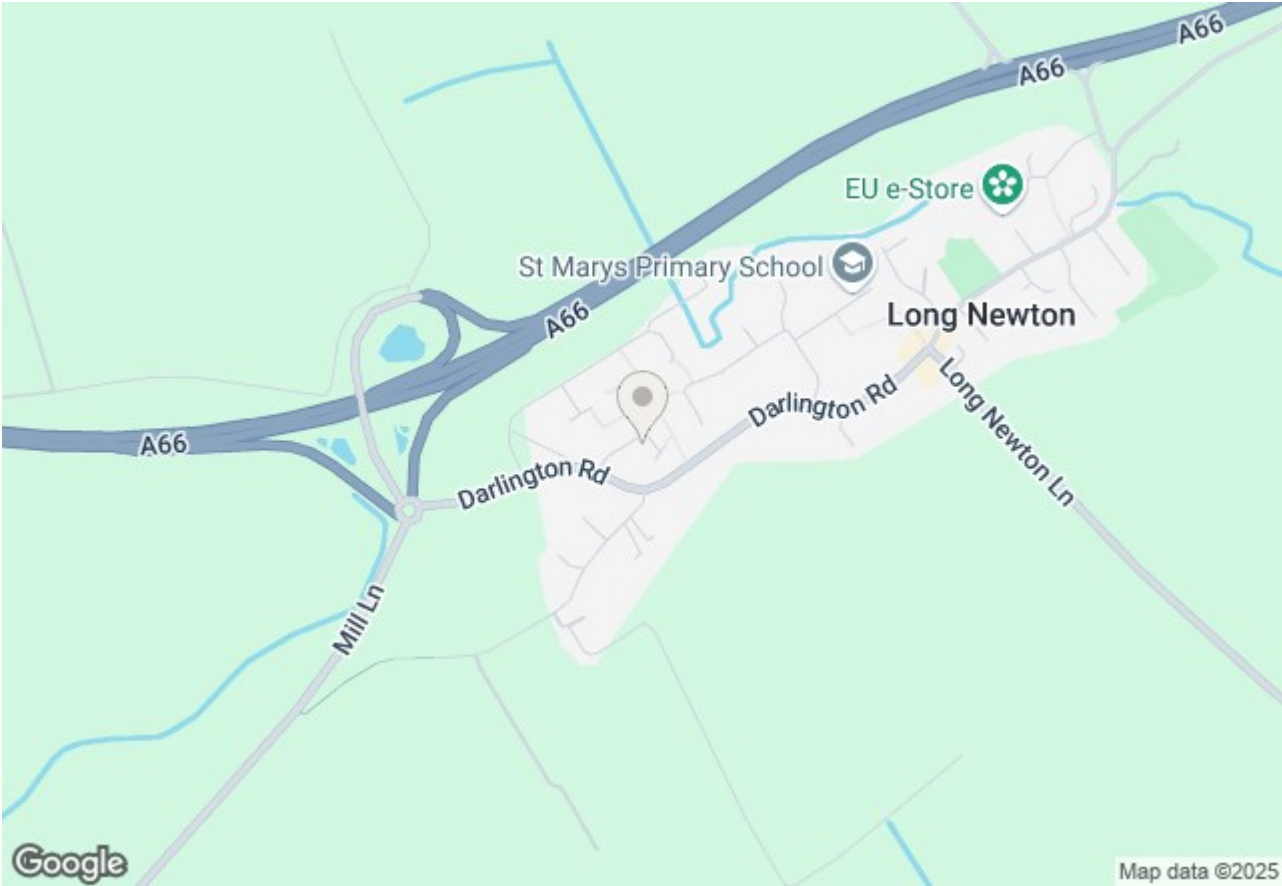
Ground Floor



First Floor

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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 615657 if you wish to arrange a viewing or would like more information.

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