



Latimer Close, Yarm, TS15 9TD
£290,000

Superb 4 Bedroom Detached Family Home Located on the popular and sought after Layfield Estate with highly regarded schools such as Layfield & Yarm Primary and Conyers and Yarm Secondary schools, Yarm Train station is within walking distance and other transport links and amenities within easy access. The property has been recently redecorated throughout and finished to a great standard. There is a spacious 25ft lounge with plenty of space for a dining area perfect for entertaining, wonderful solid wood kitchen breakfast room that leads to the rear garden and integral garage. To the first floor there are four good size bedrooms of which the master bedroom benefits from an En-suite shower room and small dressing area. The family bathroom is also finished to a great standard. Externally the property has a small front lawn and driveway leading to the single Integral garage and a generous private rear garden ideal to enjoy the summer months. Early viewings are highly advised. NO CHAIN

Entrance Hall

Lounge

25' 3" x 10' 9" (7.69m x 3.27m) reducing to 8'9"

Kitchen/Diner

16' 0" x 9' 11" (4.87m x 3.02m)

Garage

15' 10" x 7' 3" (4.82m x 2.21m)

Master Bedroom

13' 10" x 7' 7" (4.21m x 2.31m)

Dressing Area

4' 7" x 2' 8" (1.40m x 0.81m)

Master Ensuite

7' 8" x 5' 5" (2.34m x 1.65m)

Bedroom 2

9' 10" x 8' 1" (2.99m x 2.46m)

Bedroom 3

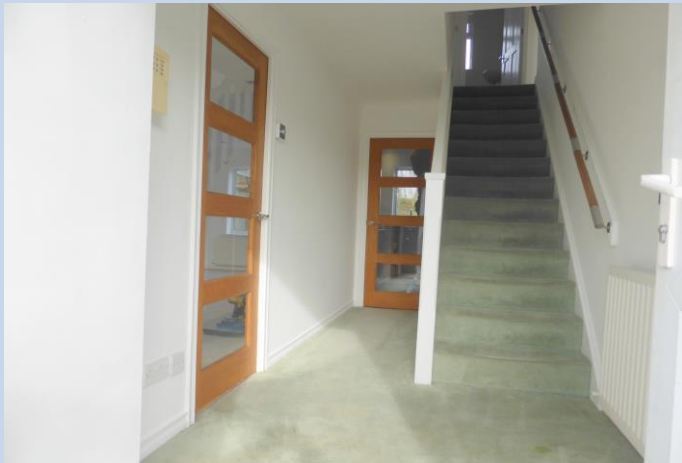
12' 4" x 8' 5" (3.76m x 2.56m)

Bedroom 4

10' 2" x 9' 6" (3.10m x 2.89m)

Family Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)







Ground Floor



First Floor

Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Powered by audioagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	71	83
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
	68	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

House Clickers Ltd

Tel: 01642789649 , enquiries@houseclickers.co.uk

www.houseclickers.co.uk