



Layfield Court, Yarm, TS15 9TN
£275,000

Part of a Special small development of 4 houses Built in 2018 Located off Davenport Road in the popular Layfield Estate Just a few minutes' walk to Yarm train station, easy access to the A19 perfect for commuters also in the catchment area for Layfield Primary and Conyers Secondary school. This Superb 3 Bedroom semi-detached family home laid over 3 floors and every bit of space and light has been utilised to create bright generous size rooms and lots of storage ideal for family living. On the ground floor there is a welcoming entrance hall, utility room, wc, Lounge, Fabulous open plan kitchen With Grey gloss units and White worktops and orangery with Roof Lantern and bifold doors to access the private rear garden that the current owners have lovingly designed creating a tranquil space with a fantastic steel framed glass veranda perfect for all year round and a superb 3m x 3m summer house ideal for entertaining or used as a work space/ Gym. On the first floor there is a Charming family bathroom and 2 double bedrooms of which both benefit from Built in Wardrobes and one bedroom with a superb en-suite shower room. On the second floor there is a Large bedroom with en-suite shower room and built in wardrobes. Externally there is a private rear garden and to the front there is a lawned garden and a driveway leading to a single detached garage to the left of the property. Early viewing is advised to avoid disappointment.

Entrance Hall

Living Room

13' 1" x 14' 2" (3.98m x 4.31m)

Kitchen/Diner

15' 0" x 11' 9" (4.57m x 3.58m)

Orangery

8' 10" x 10' 9" (2.69m x 3.27m)

Utility Room

Wc

Bedroom1

12' 0" x 17' 5" (3.65m x 5.30m)

Bedroom 1 Ensuite

Bedroom 2

13' 2" x 9' 10" (4.01m x 2.99m)

Bedroom 3

15' 11" x 10' 2" (4.85m x 3.10m)

Bedroom 3 Ensuite

Family Bathroom

Summer House

9' 10" x 9' 10" (3m x 3m)

Garage







Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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