



Griffiths Close, Yarm, TS15 9TZ
£320,000

Fantastic Extended 4 Bedroom Detached home set back in a quiet cul de sac and occupying of the largest corner plots in the street in the popular Layfield estate within walking distance to Layfield & Yarm Primary school, Conyers & Yarm Secondary School and Yarm train station. The property is well laid out and consists of entrance hall, spacious lounge with feature fire, bright open plan Eat in kitchen with French doors out to the superb Large south facing private rear garden, Utility room and Wc and completing the ground floor is a charming Snug that could also work perfectly as a play room or office space. To the first floor there is a spacious master bedroom with built in wardrobes and en-suite shower, 2 further generous double bedrooms with built in wardrobes and a 4th good size single bedroom. The Large family bathroom benefits from bath and separate shower. Externally to the front the property is framed by 2 hedge rows leading down the driveway to the front entrance and single garage. To the rear there is a superb extensive South facing private garden with patio area ideal for family BBQ's and entertaining. This property is a fabulous family home with lots of potential in a highly sought after location so early viewings are highly advised.

Entrance Hall

Lounge

12' 8" x 17' 7" (3.86m x 5.36m)

Kitchen/Diner

11' 2" x 15' 11" (3.40m x 4.85m)

Study

15' 1" x 9' 5" (4.59m x 2.87m)

Wc

Utility Room

7' 11" x 6' 3" (2.41m x 1.90m)

Master Bedroom

12' 7" x 13' 0" (3.83m x 3.96m)

Master Ensuite

Bedroom 2

9' 2" x 10' 6" (2.79m x 3.20m)

Bedroom 3

7' 11" x 14' 4" (2.41m x 4.37m)

Bedroom 4

8' 7" x 6' 8" (2.61m x 2.03m)

Family Bathroom

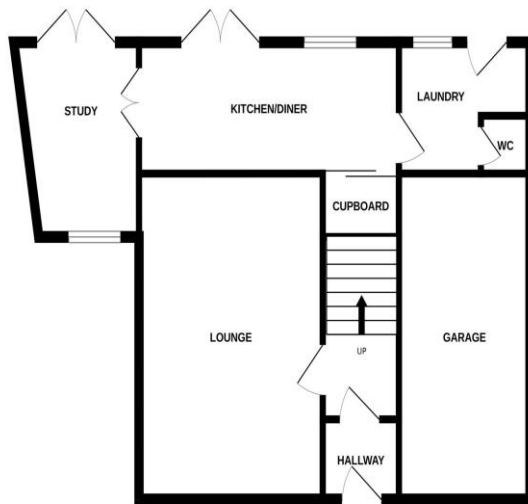
8' 7" x 9' 2" (2.61m x 2.79m)

Single Garage

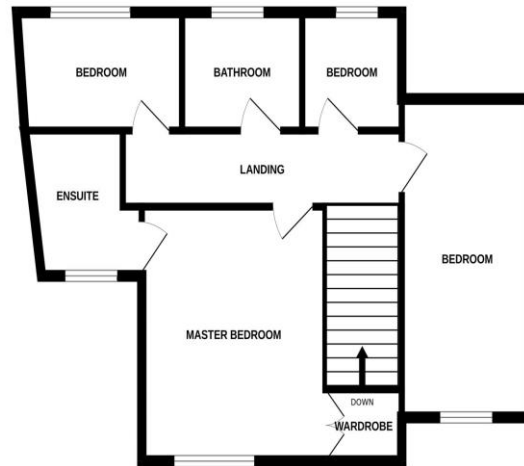




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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