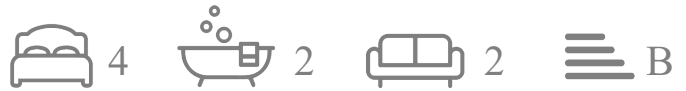




24 Morley Carr Drive

Morley Carr Farm, Yarm, TS15 9FE

Offers in the region of £450,000



Nestled In The Desirable Morley Carr Drive In Yarm, This Stunning Detached House Is A True Gem Waiting To Be Discovered. With 2 Reception Rooms, Open Plan Kitchen/Diner, Utility/Cloakroom And 4 Bedrooms, There's Ample Space For All Your Needs. The Property Has Been Lovingly Upgraded To An Impeccable Standard By Its Current Owners, Ensuring A Modern And Stylish Living Experience.

This Taylor Wimpey 'Shelford Design' Home Is Perfectly Situated Within The Sought-After Morley Carr Development, Offering Not Just A House, But A Lifestyle. The Landscaped Gardens, Double-Width Driveway, And Double Garage Provide Both Beauty And Convenience.

The Master Bedroom Is A Sanctuary In Itself, Featuring Fitted Wardrobes And A Luxurious En-Suite Shower Room For Your Relaxation And Comfort. Imagine Waking Up To Such Elegance Every Day!

Convenience Is Key With This Property, As A Leisurely Stroll Will Lead You To Yarm High Street, Where A Vibrant Array Of Restaurants, Shops, And Amenities Await. Whether You're Looking For A Peaceful Retreat Or A Bustling Town Experience, This Property Offers The Best Of Both Worlds.



Location:

The Development 'Morley Carr Farm' Is Well Located In Yarm Within Walking Distance To Many Outstanding Schools & Local Amenities. Morley Carr Drive Can Be Accessed Via Allerton Balk & Green Lane (B1264)

- Yarm High Street - 20 Minute Walk
- Yarm Train Station - 10 Minute Walk
- Conyers Secondary School - 15 Minute Walk
- Yarm Primary School - 5 Minute Drive
- Layfield Primary School - 6 Minute Walk

Distance Times As Suggested By Google Maps

Entrance Hallway

Composite Entrance Door, Leads To The Lounge, Kitchen/Dining Room, Cloakroom W.C/Utility, Office/Study & Staircase To The First Floor.

Living Room

Feature Wall With Panoramic Glass Fire, uPVC Double Glazed Window, Radiator.

Kitchen/Dining Area

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Appliances, uPVC Double Glazed Window, French Doors Leading To The Rear, Space For A Dining Table & Chairs, Radiator.

Office/Study

uPVC Double Glazed Window, Radiator.

Cloakroom W.C/Utility

White W.C, Base Units, Worksurface Incorporating A Sink Unit With Mixer Tap, Mirror, Plumbing For A Washing Machine, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom.

Master Bedroom

Fitted Wardrobes, uPVC Double Glazed Window, Radiator, Door Leading To The En-Suite.

En-Suite Shower Room

Fitted With A White Hand Wash Basin, Shower Cubicle, W/C, uPVC Double Glazed Window, Radiator.

Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Bedroom Four

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

Loft Space

Insulated.

Double Garage

Up & Over Doors, Power Supply, Rear Door From The Garden.

Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Management Charge: TBC
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: E
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

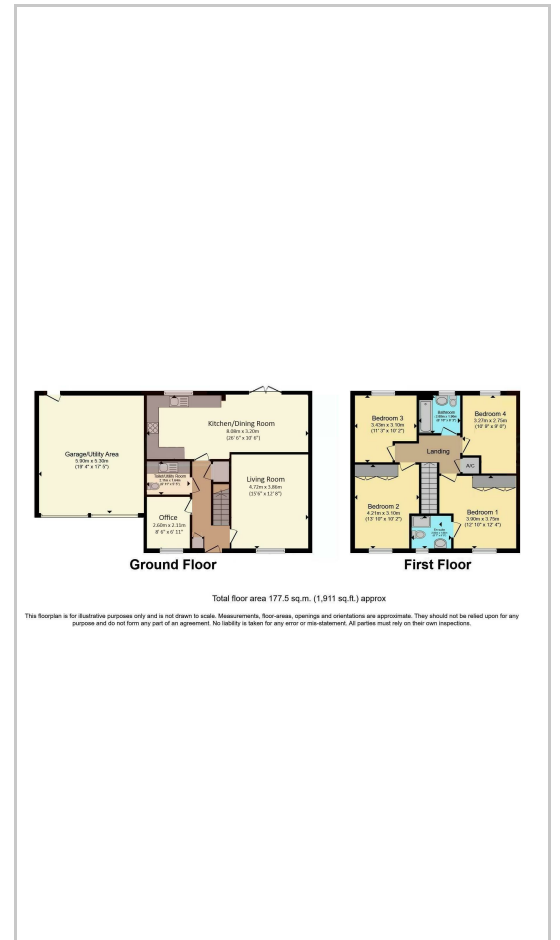
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

