



40 Hutton Lane , Kirklevington, TS15 9YT

AVAILABLE FROM AROUND 12.06.2025 - SORRY NO PETS OR SMOKERS

This stunning 5 bedroom detached property is located on the desirable St Martin's Green development on the outskirts of Kirklevington and is presented to 'show home' standard.

Kirklevington offers a village lifestyle and is positioned close to the market town of Yarm where a variety of traditional shops, bars, independent cafes and restaurants can be enjoyed. An excellent choice of well regarded primary and secondary schools are nearby to include Kirklevington Primary, Conyers Secondary and Yarm Private School. For ease of those needing to commute, Yarm Train station is less than 3 miles distance providing links to York, London, Leeds and Manchester Airport.

This spacious five-bedroom executive home offers bright and flexible accommodation throughout. The property comprises; entrance hallway, cloakroom/WC, lounge, utility room and an open-plan kitchen with central

£2,400

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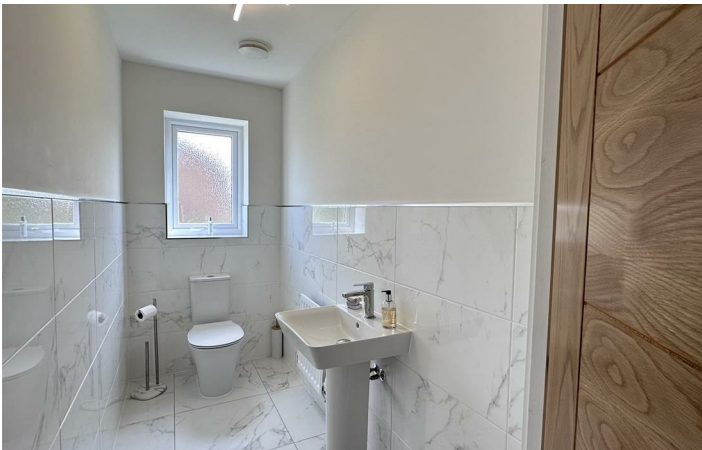
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- DETACHED FAMILY HOME
 - 2 ENSUITES AND 1 FAMILY BATHROOM
 - VILLAGE LOCATION
 - DOUBLE GARAGE AND BLOCK PAVED DOUBLE WIDTH DRIVEWAY FOR 4 CARS
- STORY HOMES 'CHARLTON' STYLE
 - IMMACULATELY PRESENTED
 - LARGE REAR GARDEN WITH PAVED PATIO AREA
- 5 GOOD SIZE BEDROOMS
 - SITUATED IN A CUL DE SAC
 - SOUTH FACING REAR GARDEN

LARGE HALLWAY	BEDROOM ONE	BATHROOM
LOUNGE	16'2" x 14'5" (4.93m x 4.39m)	9'1" x 6'11" (2.77m x 2.11m)
18' x 12' (5.49m x 3.66m)	ENSUITE	
KITCHEN/DINING/FAMILY ROOM	8'7" x 4'6" (2.62m x 1.37m)	
2210" x 17'8" (673.61m x 5.38m)	BEDROOM TWO	
UTILITY ROOM	14'5" x 9'2" (4.39m x 2.79m)	
10'9" x 5'8" (3.28m x 1.73m)	ENSUITE	
CLOAKROOM/DOWNSTAIRS WC	9'1" x 3'10" (2.77m x 1.17m)	
8'4" x 3'10" (2.54m x 1.17m)	BEDROOM THREE	
STUDY	14'10" x 8'2" (4.52m x 2.49m)	
8'5" x 8' (2.57m x 2.44m)	BEDROOM FOUR	
LANDING	12'9" x 8'3" (3.89m x 2.51m)	
	BEDROOM FIVE	
	11'3" x 9'2" (3.43m x 2.79m)	



Directions





Floor Plan

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.

