



## Penwick Close, Yarm, TS15 9TX

This two bedroom detached bungalow occupies a prime position within a highly sought after area of Yarm, tucked away at the head of a cul-de-sac adjacent to a greenbelt.

The accommodation begins with an entrance porch leading through double doors into a spacious lounge/dining room featuring stripped wood flooring and an attractive fireplace, creating a warm and inviting living space. An inner hallway leads to the well appointed kitchen/breakfast room, fitted with a range of shaker-style units, a central island, and integrated appliances including an oven, gas hob, and dishwasher. French doors open directly onto the rear garden, while a second set leads into the garden room, which enjoys sliding doors overlooking and accessing the garden.

Also accessed from the inner hallway are two well proportioned bedrooms, with the master bedroom benefitting from fitted wardrobes and an en-suite shower room. A contemporary family bathroom features both a separate bath and shower enclosure.

A particularly versatile addition to the property is the useful annex, created from part of the former garage. Accessed via the rear garden, this space benefits from an additional bedroom with en-suite shower room.

The property further benefits from attractive oak internal doors, gas central heating, and double glazing throughout.

Externally, a concrete print driveway provides off-road parking and leads to the remaining garage storage area. To the rear is a delightful private garden featuring a lawned area, established borders, and a paved patio.

Situated within one of Yarm's most desirable residential areas, the property is conveniently located close to local shops, Yarm Medical Centre, and Yarm Train Station. The vibrant Yarm High Street, renowned for its excellent selection of bars, restaurants, cafés, and picturesque riverside walks, is also within easy reach.

£270,000



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PORCH

LOUNGE/DINING ROOM  
17'11" x 14'2" (5.46m x 4.32m)

INNER HALL

KITCHEN/DINING ROOM  
15'10" x 11'10" (4.83m x 3.61m)

GARDEN ROOM  
16'11" x 6'11" (5.16m x 2.11m)

BEDROOM ONE  
13'7" x 9'1" (4.14m x 2.77m)

ENSUITE  
4'9" x 3'10" (1.45m x 1.17m)

BEDROOM TWO  
11'10" x 9'10" (3.61m x 3.00m)

ANNEX  
11'10" x 8'10" (3.61m x 2.69m)

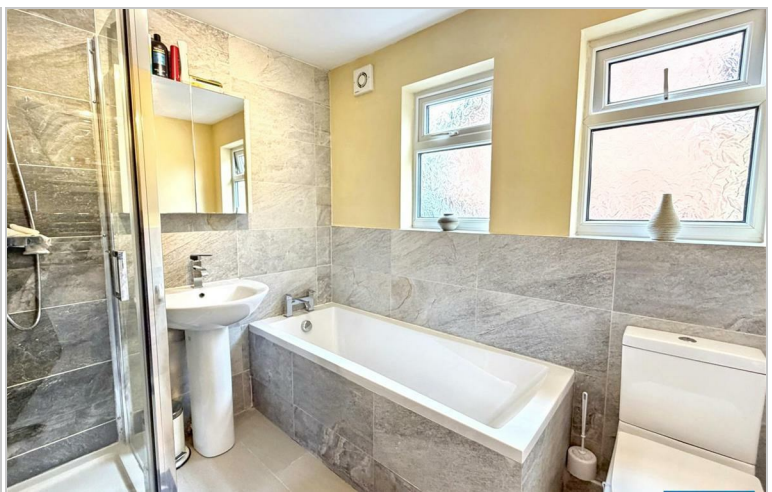
ENSUITE  
4'8" x 3'8" (1.42m x 1.12m)

BATHROOM  
7'11" x 6'10" (2.41m x 2.08m)

AML PROCEDURE

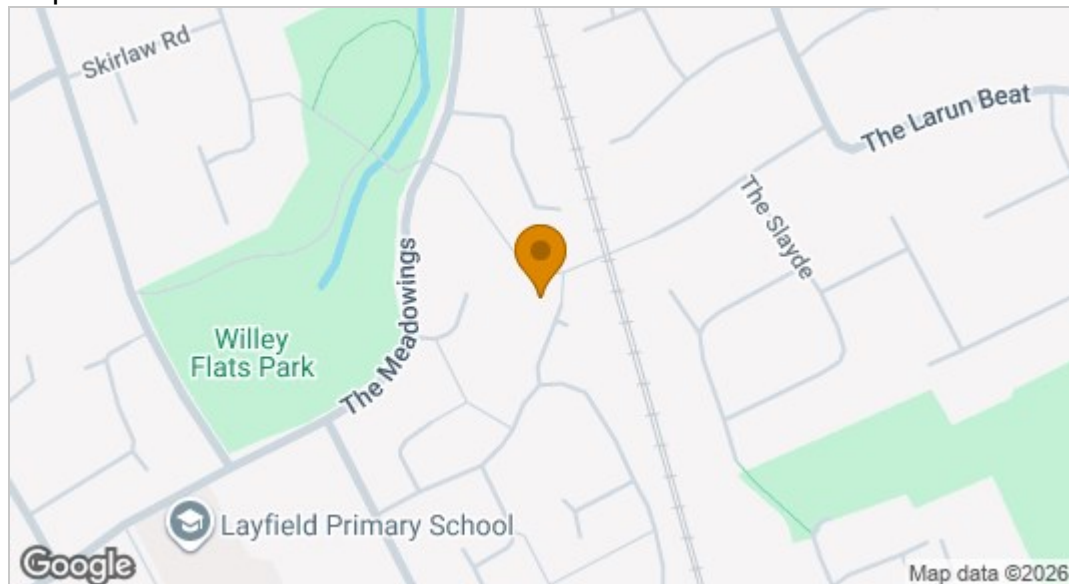
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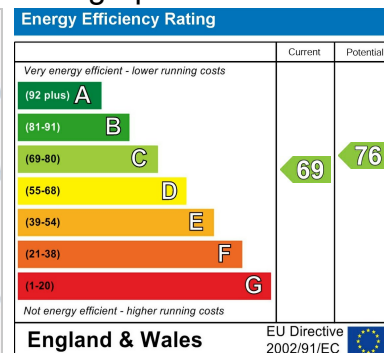




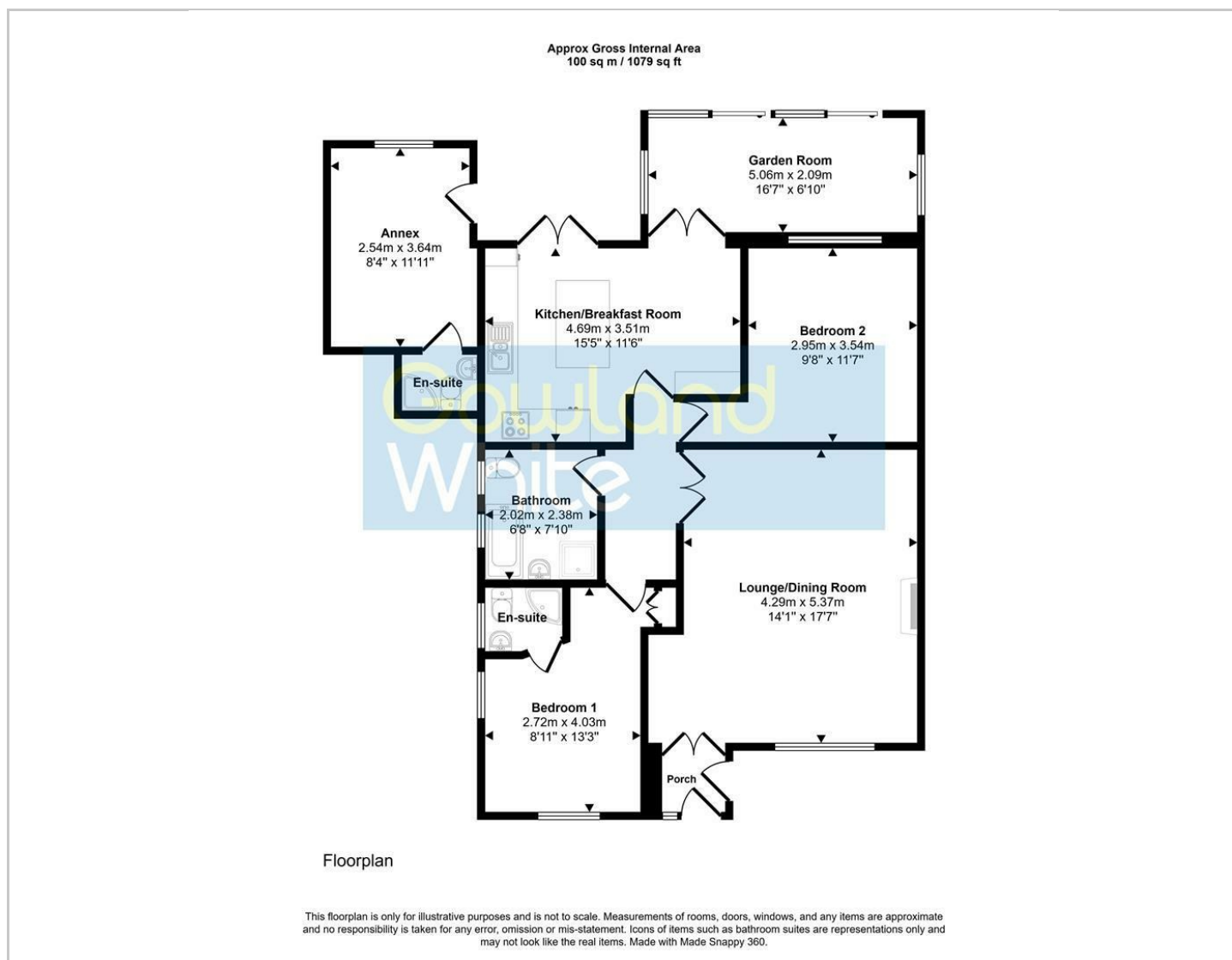
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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