



Carew Close, Yarm, TS15 9TJ
£199,950

NO CHAIN. Superb Detached 3 Bedroom house located in the popular Layfield Estate close to highly rated primary and secondary schools, walking distance to Yarm train station and local bus routes. Excellent access for those needing the A19. The property is finished to an excellent standard and decorated in warm neutral colours. On entering the property there is an entrance hall with dark wood flooring which runs throughout the ground floor. The lounge has wonderful dual aspect windows creating lots of natural light, the spacious kitchen/diner comes with cream high gloss units providing ample storage and integrated oven, microwave, fridge/freezer, dishwasher and washing machine, there are double doors leading to the rear garden creating a fantastic entertaining space. To the First floor there is a Landing, two double bedrooms one of which benefits from built in storage, 1 Single bedroom and a family bathroom with 3-piece suite and overhead electric shower. Externally there is a concrete driveway leading to the detached single garage. New Baxi boiler installed in July 2021 with 10 year warranty, Electrics all upgraded. Lawned Front garden and easy maintenance rear garden with a small fish pond. Perfect family home or rental investment. Early viewing advised as this property certainly wont stay on long.

Entrance Hall

Kitchen

9' 2" x 8' 8" (2.79m x 2.64m)

Kitchen/Diner

8' 8" x 6' 6" (2.64m x 1.98m)

Lounge

15' 9" x 11' 5" (4.80m x 3.48m)

Bedroom 1

11' 6" x 9' 0" (3.50m x 2.74m)

Bedroom 2

8' 7" x 10' 4" (2.61m x 3.15m) reducing to 8' 9"

Bedroom 3

8' 5" x 6' 7" (2.56m x 2.01m)

Bathroom

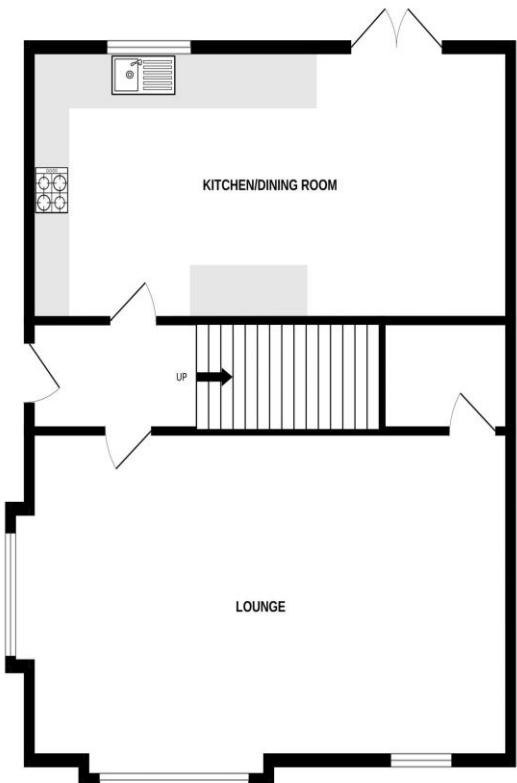
6' 9" x 5' 5" (2.06m x 1.65m)

Detached Garage

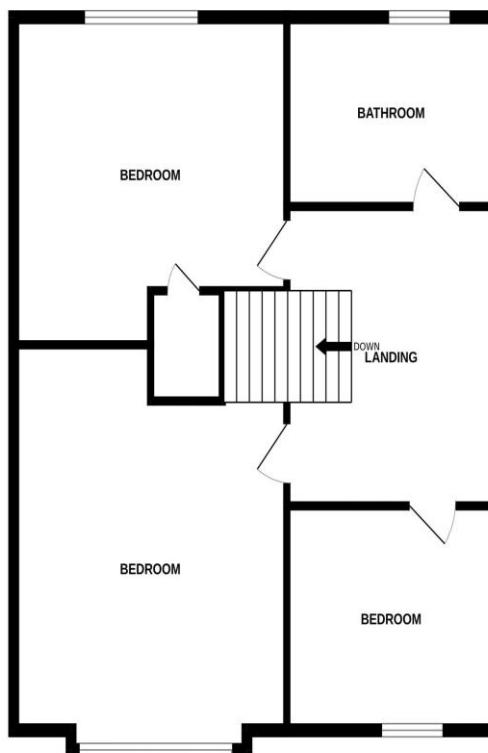




GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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