



Wyecarr Drive, Yarm, TS15 9FL

A modern and well presented three-storey semi-detached family home, situated on the popular Wyecarr Drive in Yarm. Offering well proportioned accommodation across three floors, the property comprises four bedrooms and is well suited to modern family living.

The ground floor comprises an entrance hall, WC, spacious lounge and kitchen/dining room. To the first floor are three bedrooms, together with a family bathroom. The entire top floor is dedicated to the master bedroom, complete with an en-suite, creating a generous principal bedroom with great privacy.

Externally, the property benefits from a well-maintained rear garden, incorporating a lawned area, paved section and a large timber decked area, creating a choice of spaces for outdoor seating and entertaining. To the front is a long driveway with parking for two cars, along with a detached garage.

The property is modern and well presented throughout and also benefits from the remainder of its NHBC warranty.

Wyecarr Drive is conveniently positioned for access to the amenities of Yarm, with the town's popular High Street offering a range of independent shops, cafés, restaurants, bars and everyday amenities. There are also a number of well-regarded schools in and around Yarm, including Yarm School, Yarm Primary School, Egglecliffe Primary School and Egglecliffe School and Sixth Form.

For those commuting further afield, Yarm railway station provides rail connections, while the surrounding road network offers convenient access towards Stockton, Middlesbrough and the wider Teesside area.

£285,000



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HALLWAY

LOUNGE

15'2" x 13'3" (4.62m x 4.04m)

KITCHEN/DINING ROOM

11'1" x 8'8" (3.38m x 2.64m)

DOWNSTAIRS WC

5'11" x 3'2" (1.80m x 0.97m)

LANDING

BEDROOM TWO

10'6" x 8'10" (3.20m x 2.69m)

BEDROOM THREE

10'8" x 9'8" (3.25m x 2.95m)

BEDROOM FOUR

10'10" x 5'8" (3.30m x 1.73m)

BATHROOM

6'5" x 5'5" (1.96m x 1.65m)

LANDING

6'8" x 4'5" (2.03m x 1.35m)

BEDROOM ONE

18'6" x 12'7" (5.64m x 3.84m)

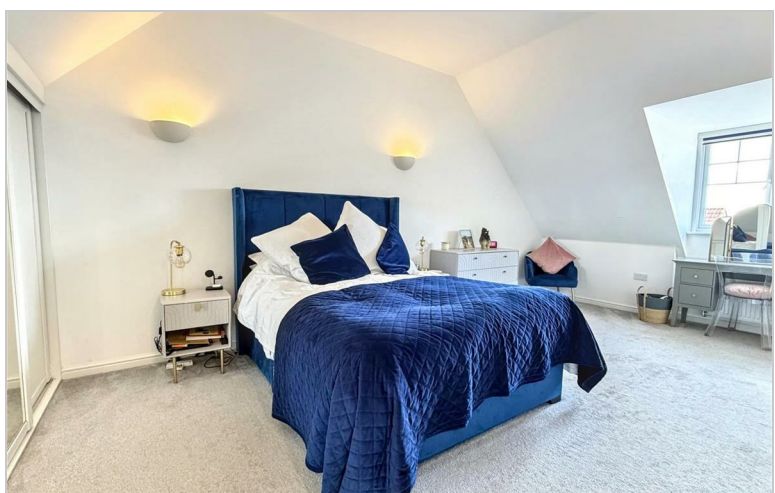
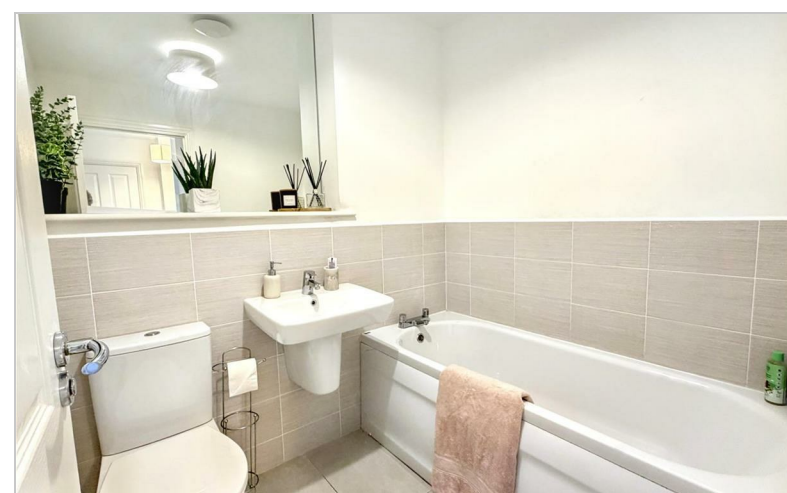
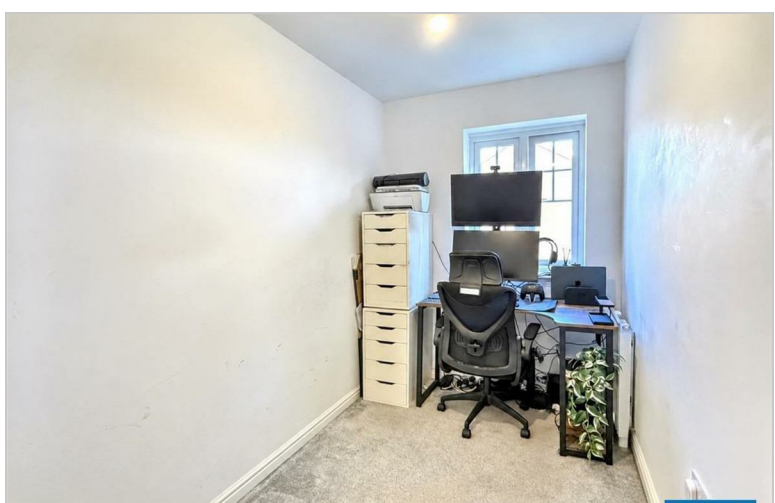
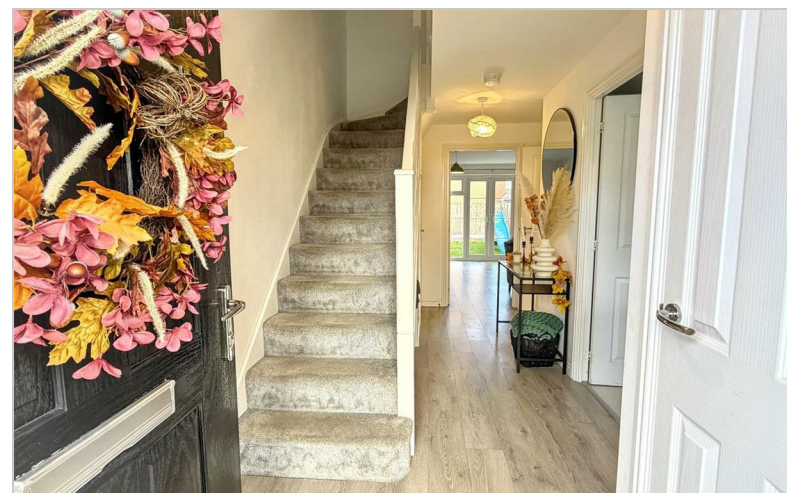
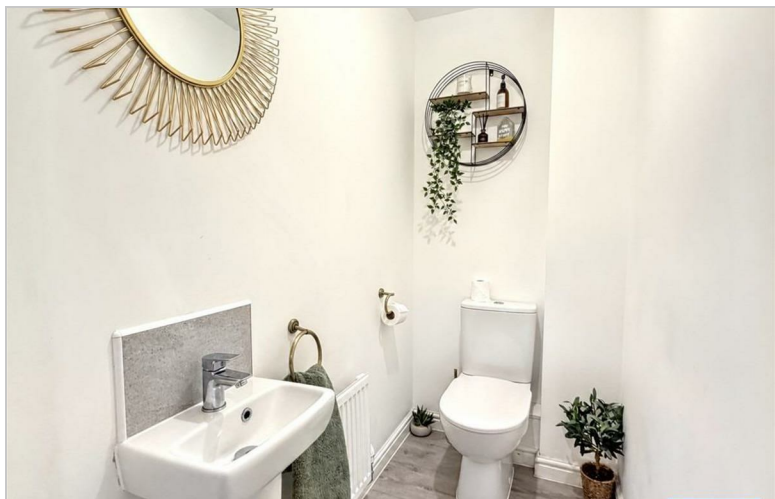
ENSUITE

9'7" x 4'11" (2.92m x 1.50m)

AML PROCEDURE

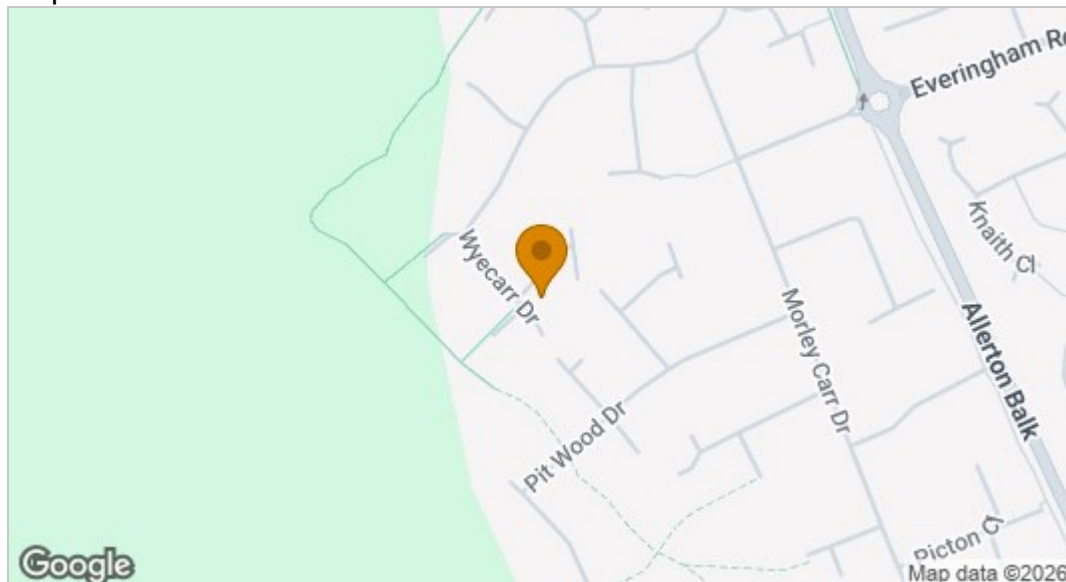
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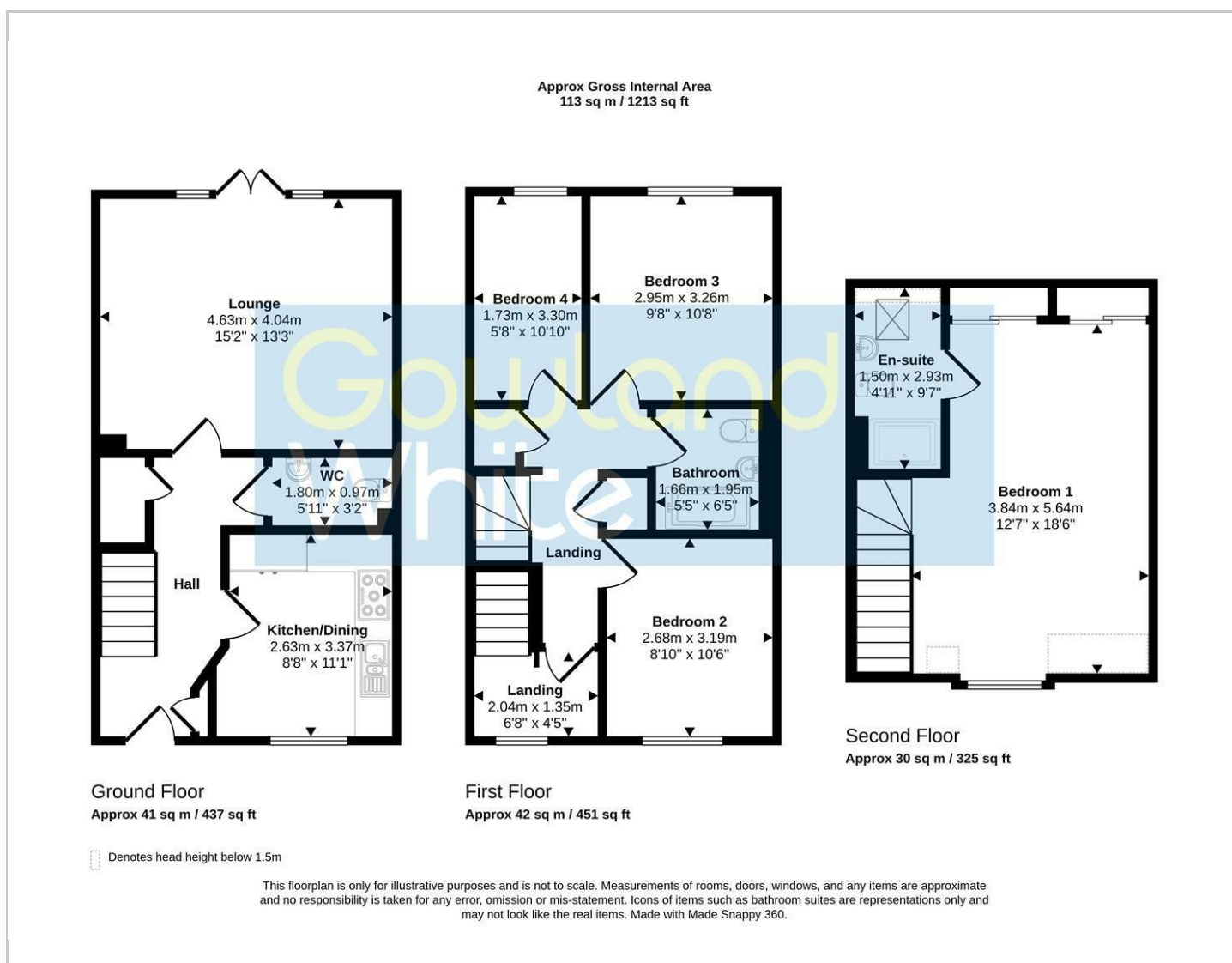
Map



EPC graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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