GowlandWhite

Thornton Garth, Yarm, TS15 9XW

Located in a cul-de-sac, this extended four bedroom detached home offers spacious and well presented accommodation, together with excellent outside space and the convenience of being just a short stroll from Yarm High Street and excellent schools.

The welcoming entrance hall leads through to a lounge complete with gas fireplace. To the rear of the property is a separate dining room, which opens into an extended garden room, this versatile additional space provides an ideal setting for relaxing or entertaining and enjoys direct access to the rear garden.

The rear garden has been designed with low-maintenance in mind, incorporating both patio and decking areas, with access to a separate single garage, while to the front a large driveway provides generous off-street parking and leads to the property's garages.

The shaker style kitchen provides a stylish and practical heart to the home, fitted with a range of shaker style units and integrated appliances including a fridge/freezer, washing machine, dishwasher, Neff Slide & Hide oven and hob. The kitchen flows naturally into a breakfast room area, creating a useful space for informal dining. A handy ground floor WC completes the accommodation at this level.

To the first floor are four generously sized bedrooms, providing excellent flexibility for family living, guests or home working. All four bedrooms benefit from built in storage, with three having integral wardrobes. The master bedroom features an en-suite, while the remaining bedrooms are served by a family bathroom with bath and overhead shower.

The property further benefits from double glazing and gas central heating controlled via a Hive system, providing convenient and flexible control of the home's heating.

Offering a combination of generous accommodation, attractive presentation, excellent parking and a highly desirable Yarm location, this is a superb opportunity for family buyers.

£425,000

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HALLWAY

KITCHEN
12'4" x 8'8" (3.76m x 2.64m)

BREAKFAST ROOM
7'19" x 7'5" (2.13m x 2.26m)

DININING ROOM
11'4" x 8'7" (3.45m x 2.62m)

GARDEN ROOM
8'2" x 12'2" (2.49m x 3.71m)

DOWNSTAIRS WC
5'5" x 2'4" (1.65m x 0.71m)

LOUNGE
15'10" x 11'1" (4.83m x 3.38m)

LANDING

BEDROOM ONE
14'4"x 10'6" (4.37mx 3.20m)

ENSUITE
6'3" x 5'0" (1.91m x 1.52m)

BEDROOM TWO
11'3" x 11'5" (3.43m x 3.48m)

BEDROOM THREE
9'1" x 9'4" (2.77m x 2.84m)

BEDROOM FOUR
8'11" x 8'6" (2.72m x 2.59m)

BATHROOM
8'2" x 5'9" (2.49m x 1.75m)

GARAGE
7'4" x 10'8" (2.24m x 3.25m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

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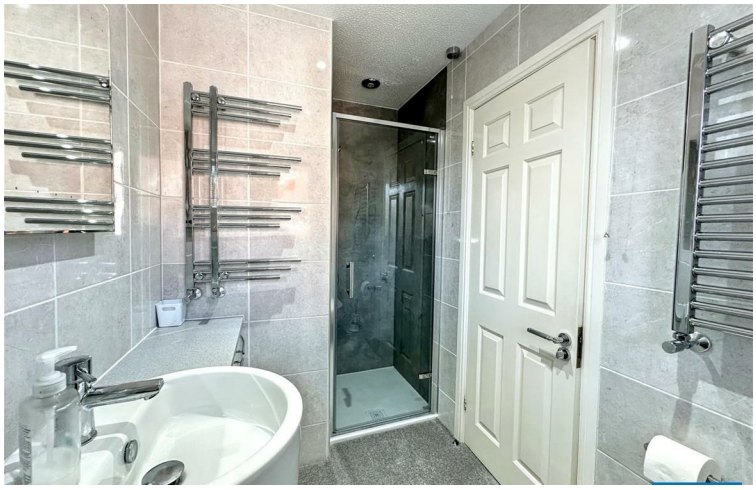

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Tel: 01642 248248

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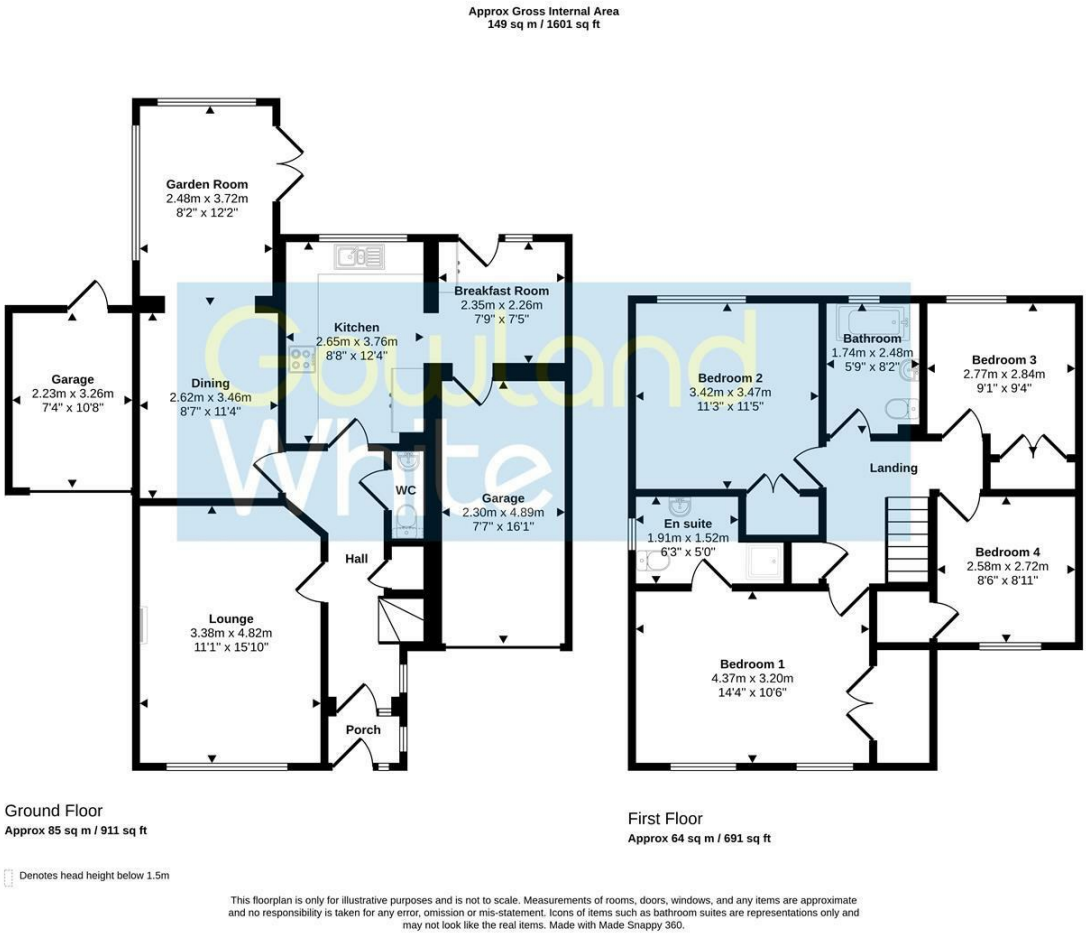

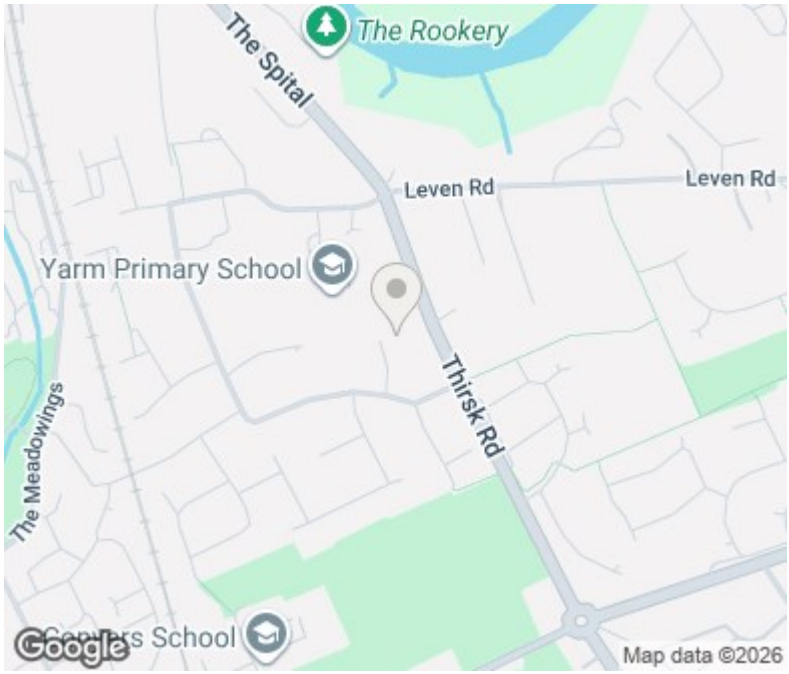

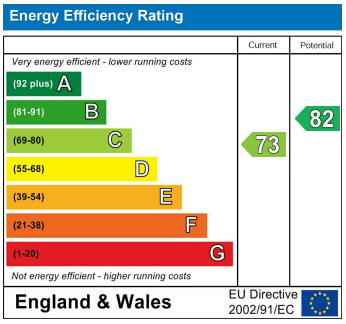

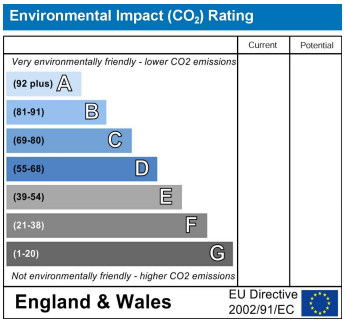

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk