



## Nursery Gardens, Yarm, TS15 9UY

A three bedroom detached home located in a cul-de-sac, offering two reception rooms, a detached garage and excellent parking. This attractive home offers a warm and welcoming layout ideal for families or anyone looking for a comfortable property close to Yarm's amenities. Giving you easy access to its cafes, restaurants, boutique shops and riverside walks. It's also in the catchment for highly regarded local schools, including Yarm School and Conyers School, making it an appealing choice for families.

The ground floor begins with a hall, bright lounge featuring an attractive fireplace with a gas fire, creating a cosy focal point. To the rear, the dining room enjoys plenty of natural light and opens directly onto the garden through double French doors, giving the space a lovely connection to the garden. The kitchen is fitted with contemporary high-gloss units, providing a modern look with good storage and workspace.

Upstairs, the main bedroom benefits from wardrobes and its own en-suite, while the second bedroom includes fitted wardrobes. A third bedroom offers flexibility as a child's room, study or guest space. The family bathroom completes the first floor.

Outside, the property enjoys a lawned rear garden and an impressive block paved driveway with space for multiple vehicles, leading to a detached garage.

Offers Over £260,000



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HALLWAY

LOUNGE

16'10" x 12'2" (5.13m x 3.71m)

KITCHEN

11'6" x 7'2" (3.51m x 2.18m)

DINING ROOM

15'6" x 7'9" (4.72m x 2.36m)

LANDING

BEDROOM ONE

15'4" x 8'6" (4.67m x 2.59m)

ENSUITE

9' x 2'10" (2.74m x 0.86m)

BEDROOM TWO

11'6" x 8'8" (3.51m x 2.64m)

BEDROOM THREE

13'11" x 6'6" (4.24m x 1.98m)

BATHROOM

8'4" x 5'6" (2.54m x 1.68m)

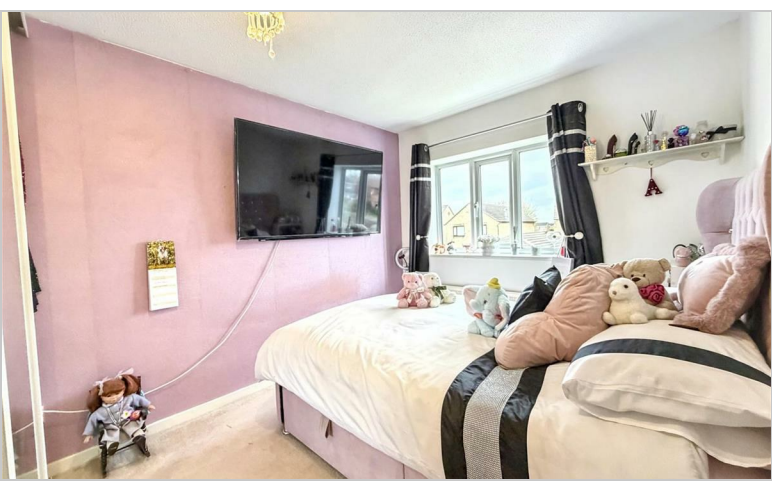
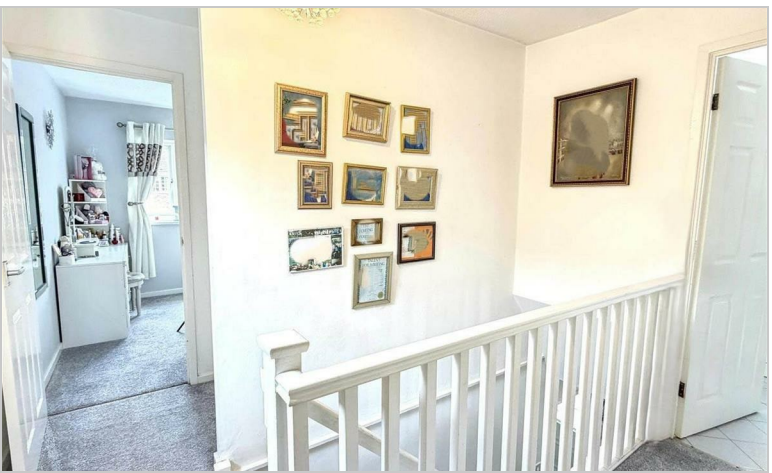
GARAGE

17'2" x 8'8" (5.23m x 2.64m)

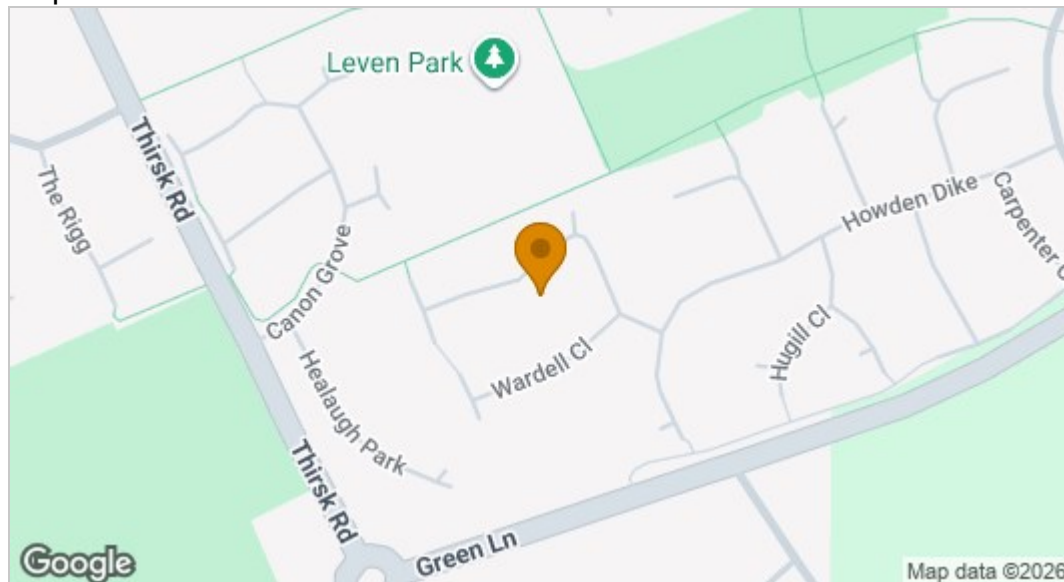
AML PROCEDURE

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.





## Map

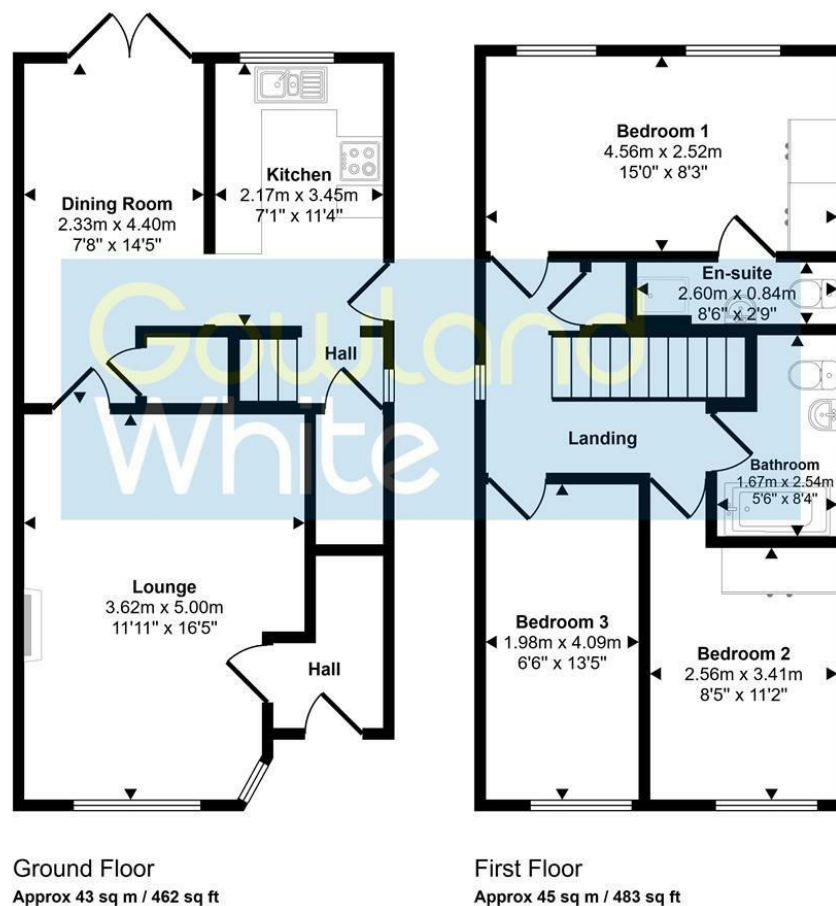


## EPC graph

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 69      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Floor Plan

Approx Gross Internal Area  
88 sq m / 945 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## VIEWING

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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