



Penwick Close, Yarm, TS15 9TX

Set within a cul-de-sac, this detached four bedroom home offers generous space, modern touches and a layout that works effortlessly for family life. With gas central heating, double glazing and solar panels (including battery system), it's a home that has been thoughtfully maintained and feels immediately welcoming.

The ground floor features a bright, comfortable lounge with spotlights and patio doors opening to the garden, giving the room a lovely sense of light and connection to the outdoors. The kitchen is modern and well arranged, fitted with an electric hob, oven and fridge-freezer, with matching units continuing into the utility room where a back door provides practical access outside. A separate dining room adds valuable flexibility - ideal as a formal dining space, a home office or a playroom depending on your needs.

Upstairs, four bedrooms offer excellent versatility, with the generous main bedroom running the full depth of the house. Bedrooms two and three are doubles, with fitted robes in bedroom three, while bedroom four works perfectly as a nursery or study. A neatly presented family bathroom completes the first floor.

Outside, the property benefits from parking for two cars along with a garage, providing both convenience and storage. The rear garden is mostly paved and low maintenance, offering a practical space to enjoy with minimal upkeep,

The location is another strong feature. The property sits within easy reach of highly regarded junior and secondary schooling, local shops, Yarm Medical Centre and Yarm Train Station. The vibrant Yarm High Street, known for its excellent choice of bars, restaurants, cafés and picturesque riverside walks is also close by, making this a particularly appealing spot for families and commuters alike.

Well presented and set in a lovely position, this is a home that offers comfort, practicality and room to grow. With strong demand in this popular area, early viewing is strongly recommended to avoid disappointment.

£300,000



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HALLWAY

LOUNGE

17'11" x 14'10" (5.46m x 4.52m)

KITCHEN

9'10" x 8'11" (3.00m x 2.72m)

DINING ROOM

11'7" x 8'1" (3.53m x 2.46m)

UTILITY ROOM

8'1" x 5'1" (2.46m x 1.55m)

LANDING

BEDROOM ONE

17'9" x 8'1" (5.41m x 2.46m)

BEDROOM TWO

11' x 8'11" (3.35m x 2.72m)

BEDROOM THREE

11' x 8'8" (3.35m x 2.64m)

BEDROOM FOUR

8'10" x 8'1" (2.69m x 2.46m)

BATHROOM

7'5" x 5'6" (2.26m x 1.68m)

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.







A map of the Willey Flats Park area. The map shows several roads: The Meadows, The Slayde, and The Larun Beat. A red pin is located near the intersection of The Meadows and The Slayde. To the left of the pin is Willey Flats Park, a green area with a blue stream. Below the park is Layfield Primary School, marked with a school icon. To the right of the pin is Janie Elizabeth Dance, marked with a dance icon. The Google logo is in the bottom left corner, and 'Map data ©2020' is in the bottom right corner.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	80	82
England and Wales EU Directive 2002/91/EC		

Ground Floor
Approx 51 sq m / 544 sq ft

First Floor
Approx 50 sq m / 539 sq ft

Approx Gross Internal Area
101 sq m / 1083 sq ft

Ground Floor Rooms:

- Lounge: 4.53m x 5.34m (14'10" x 17'6")
- Kitchen: 2.98m x 2.68m (9'9" x 8'10")
- Utility: 2.49m x 1.53m (8'2" x 5'0")
- Dining Room: 2.39m x 3.66m (7'10" x 12'0")
- Bathroom: 2.28m x 1.66m (7'6" x 5'5")

First Floor Rooms:

- Bedroom 1: 2.45m x 5.40m (8'0" x 17'9")
- Bedroom 2: 3.26m x 2.65m (10'8" x 8'8")
- Bedroom 3: 3.36m x 2.62m (11'0" x 8'7")
- Bedroom 4: 1.91m x 2.65m (6'3" x 8'8")
- Bathroom: 2.28m x 1.66m (7'6" x 5'5")

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.

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