



Elms Way, Yarm, TS15 9AZ

This impressive detached house with garage and south-facing garden is located on the desirable Tall Trees development. It's within walking distance of the highly regarded Conyers Secondary School and close to Yarm High Street, known for its cobbled streets, excellent cafes, restaurants, boutique shops, bars, and scenic riverside walkways.

Designed by Avant Homes and still under the NHBC warranty, this home features numerous high quality fixtures and fittings. The immaculate internal accommodation offers well apportioned family living space. The welcoming entrance hall has a composite door and tiled flooring, leading to a cosy lounge with a bay window. The superb kitchen/dining room, equipped with a range of base and wall units, includes integrated Hoover appliances such as an electric oven, combi microwave/oven, gas hob, dishwasher, and fridge/freezer. French doors open from the kitchen to the rear patio area. The rear family/garden room boasts six panel bi-fold doors, providing a stunning outdoor view. The ground floor also includes a utility room and a cloakroom/WC.

The first floor landing offers a large storage cupboard and access to a spacious master bedroom with modern fitted wardrobes and an en-suite, featuring a walk-in shower cubicle, wash hand basin with vanity unit, and WC. Three additional double bedrooms are served by a stylish family bathroom.

Externally, the property includes off-road parking on a double width block paved driveway leading to a large single integral garage with power and lighting. The front lawned garden and the professionally landscaped south-facing rear garden by Wilkinsons are well presented, with lawn, shrubs, planting, and a spacious patio area, offering excellent privacy.

£385,000



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ENTRANCE HALL

LOUNGE

14'10" into bay x 9'9" (4.52 into bay x 2.97)

KITCHEN/DINING

16'8" x 13'0" max (5.08 x 3.96 max)

REAR SITTING ROOM

17'0" x 10'8" (5.18 x 3.25)

With six panel bi-fold doors to full width of room.

UTILITY ROOM

6'0" x 4'10" (1.83 x 1.47)

CLOAKROOM/WC

5'1" x 5'1" (1.55 x 1.55)

FIRST FLOOR LANDING

With large storage cupboard.

LARGE SINGLE GARAGE

19'11" x 10'0" (6.07 x 3.05)

MASTER BEDROOM

13'1" x 11'11" (3.99 x 3.63)

EN-SUITE

8'2" x 4'7" (2.49 x 1.40)

BEDROOM TWO

14'6" x 9'1" (4.42 x 2.77)

BEDROOM THREE

11'4" x 10'3" (3.45 x 3.12)

BEDROOM FOUR

12'6" x 7'5" (3.81 x 2.26)

FAMILY BATHROOM

7'4" x 6'4" (2.24 x 1.93)

AML PROCEDURE

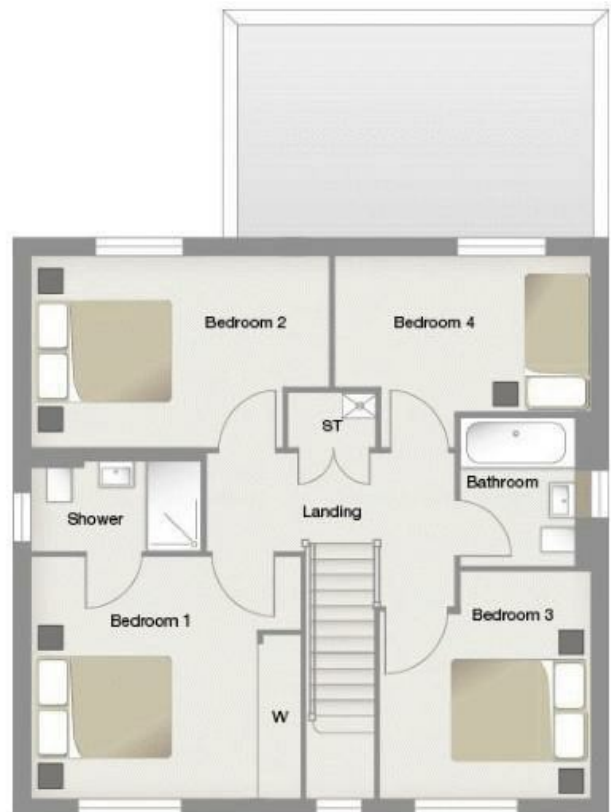
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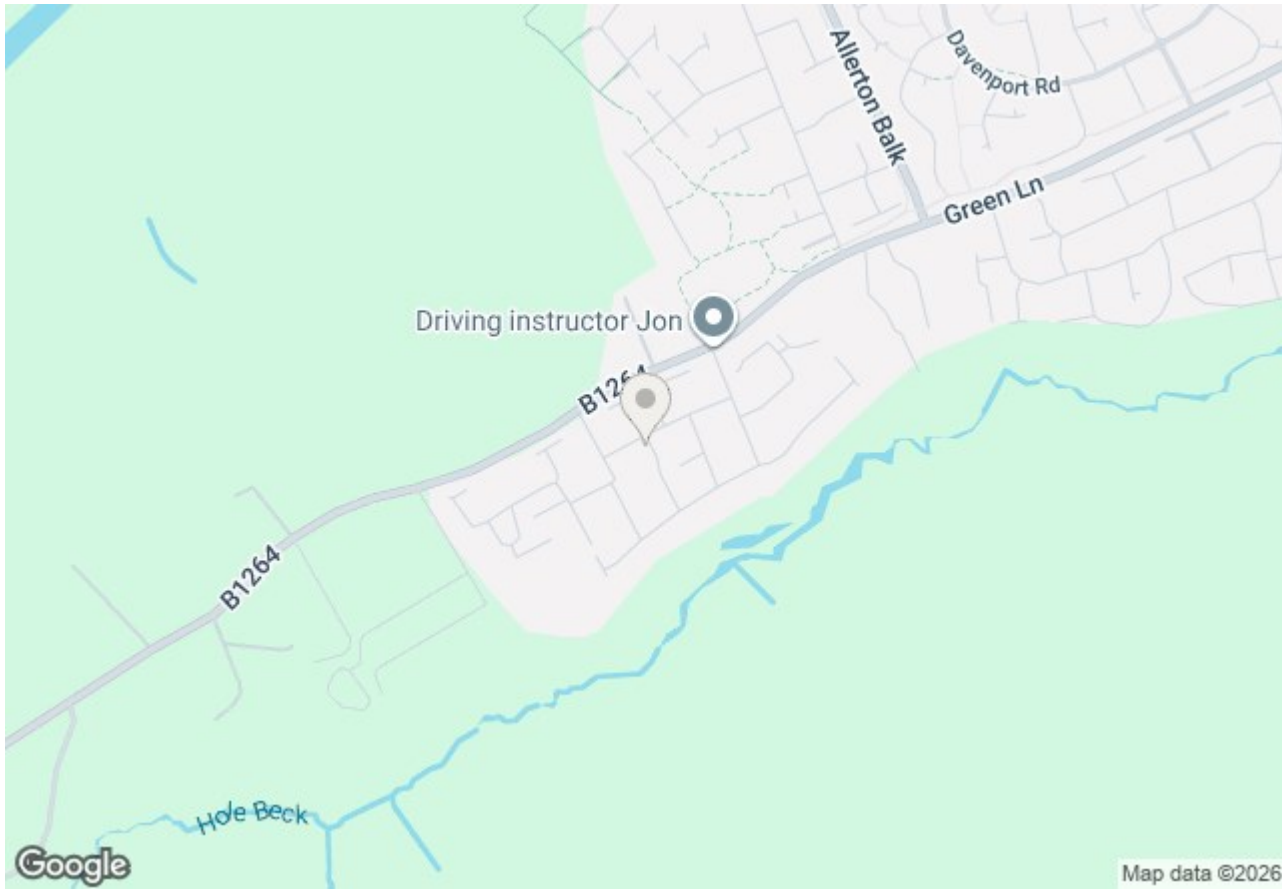




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	

Environmental Impact (CO₂) Rating

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

VIEWING

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

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