



## Penwick Close, Yarm, TS15 9TX

This two bedroom detached bungalow occupies a prime position within a highly sought after area of Yarm, tucked away at the head of a cul-de-sac adjacent to a greenbelt.

The accommodation begins with an entrance porch leading through double doors into a spacious lounge/dining room featuring stripped wood flooring and an attractive fireplace, creating a warm and inviting living space. An inner hallway leads to the well appointed kitchen/breakfast room, fitted with a range of shaker-style units, a central island, and integrated appliances including an oven, gas hob, and dishwasher. French doors open directly onto the rear garden, while a second set leads into the garden room, which enjoys sliding doors overlooking and accessing the garden.

Also accessed from the inner hallway are two well proportioned bedrooms, with the master bedroom benefitting from fitted wardrobes and an en-suite shower room. A contemporary family bathroom features both a separate bath and shower enclosure.

A particularly versatile addition to the property is the useful annex, created from part of the former garage. Accessed via the rear garden, this space benefits from an additional bedroom with en-suite shower room.

The property further benefits from attractive oak internal doors, gas central heating, and double glazing throughout.

Externally, a concrete print driveway provides off-road parking and leads to the remaining garage storage area. To the rear is a delightful private garden featuring a lawned area, established borders, and a paved patio.

Situated within one of Yarm's most desirable residential areas, the property is conveniently located close to local shops, Yarm Medical Centre, and Yarm Train Station. The vibrant Yarm High Street, renowned for its excellent selection of bars, restaurants, cafés, and picturesque riverside walks, is also within easy reach.

£280,000



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## PORCH

## LOUNGE/DINING ROOM

17'11" x 14'2" (5.46m x 4.32m)

## INNER HALL

## KITCHEN/DINING ROOM

15'10" x 11'10" (4.83m x 3.61m)

## GARDEN ROOM

16'11" x 6'11" (5.16m x 2.11m)

## BEDROOM ONE

13'7" x 9'1" (4.14m x 2.77m)

## ENSUITE

4'9" x 3'10" (1.45m x 1.17m)

## BEDROOM TWO

11'10" x 9'10" (3.61m x 3.00m)

## ANNEX

11'10" x 8'10" (3.61m x 2.69m)

## ENSUITE

4'8" x 3'8" (1.42m x 1.12m)

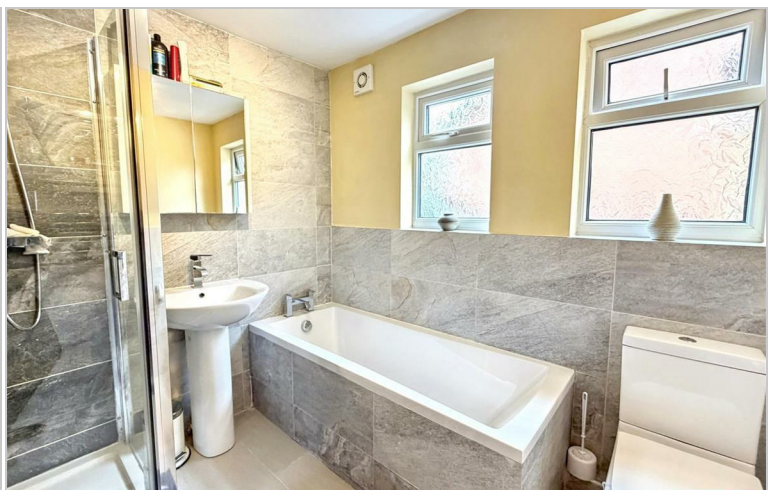
## BATHROOM

7'11" x 6'10" (2.41m x 2.08m)

## 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.



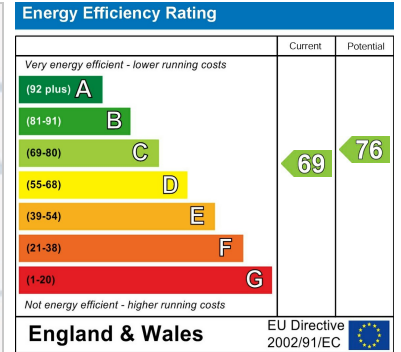




## Map

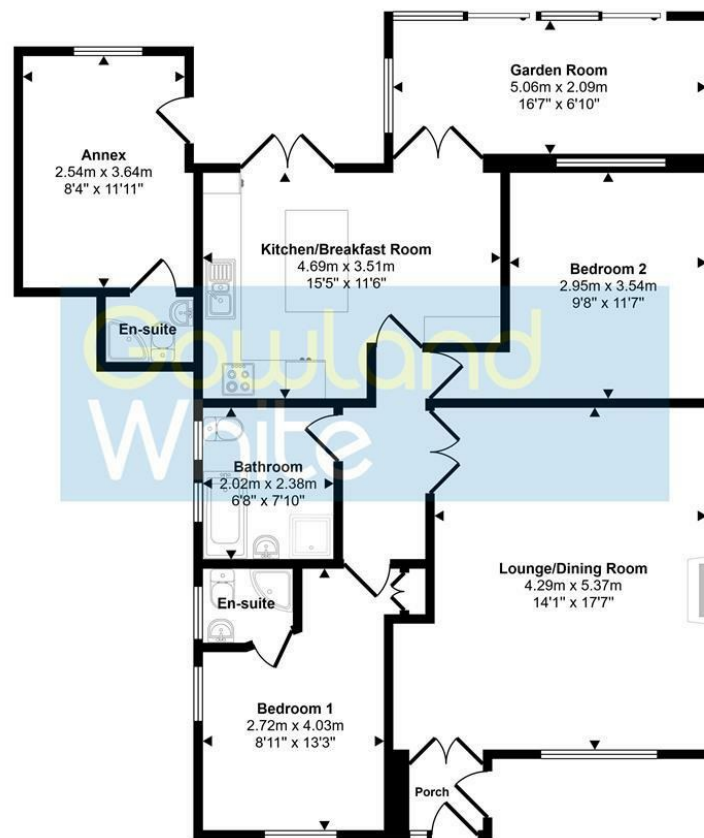


## EPC graph



## Floor Plan

Approx Gross Internal Area  
100 sq m / 1079 sq ft



Floorplan

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.

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