GowlandWhite



Forest Lane, Kirklevington, Yarm, TS15 9NE

NO ONWARD CHAIN - Occupying a delightful position within the desirable village of Kirklevington, this spacious detached dormer bungalow offers flexible and versatile accommodation, perfectly suited to a variety of buyers including downsizers seeking ground floor living, as well as families looking for generous bedroom space and adaptable reception areas.

Benefitting from solar panels, this attractive home provides well planned accommodation arranged over two floors. A welcoming entrance hall leads to a spacious lounge featuring a fireplace, while the dining room offers an ideal space for entertaining. The kitchen is fitted with a modern range of units and integrated appliances including an oven, microwave, hob, fridge and dishwasher, further enhanced by underfloor heating. A useful utility room provides additional storage and practicality.
One of the property's standout features is the impressive conservatory, enjoying lovely views over the mature rear garden. The ground floor also benefits from a generous double bedroom with fitted wardrobes and a family bathroom. An additional ground floor room offers excellent flexibility and could be utilised as a fourth bedroom, home office, snug or second sitting room, depending on individual requirements. To the first floor are two further double bedrooms, including a principal bedroom with walk-in wardrobe, together with a shower room/WC.

Externally, the property is surrounded by mature garden, offering plenty of space for relaxing, gardening and outdoor entertaining.

Kirklevington remains a sought after village, renowned for its semi-rural feel and access to beautiful countryside walks. The well regarded local primary school is within walking distance, while the historic market town of Yarm is just a short drive away, offering an excellent range of independent shops, cafes, bars, restaurants and everyday amenities. For commuters, the A19 is only minutes away, providing excellent links throughout the region.

£475,000

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HALLWAY

LOUNGE
14'9" x 11'6" (4.52m x 3.53m)

KITCHEN
14'6" x 7'8" (4.42m x 2.34m)

DINING ROOM
11'6" x 9'10" (3.51m x 3.00m)

CONSERVATORY
24'8" x 11'8" (7.54m x 3.56m)

BEDROOM ONE
12'5" x 12'4" (3.81m x 3.78m)

BATHROOM
8'0" x 8'2" (2.44m x 2.51m)

UTILITY ROOM
7'6" x 6'5" (2.29m x 1.98m)

BEDROOM FOUR
10'7" x 8'9" (3.23m x 2.67m)

LANDING
19'7" x 8'1" (5.97m x 2.46m)

BEDROOM TWO
12'9" x 11'10" (3.89m x 3.61m)

WALK IN WARDROBE
12'9" x 4'7" (3.89m x 1.40m)

BEDROOM THREE
11'10" x 11'8" (3.61m x 3.56m)

WET ROOM/SHOWER ROOM
11'3" x 4'11" (3.43m x 1.52m)

GARAGE
16'9" x 10'11" (5.11m x 3.35m)

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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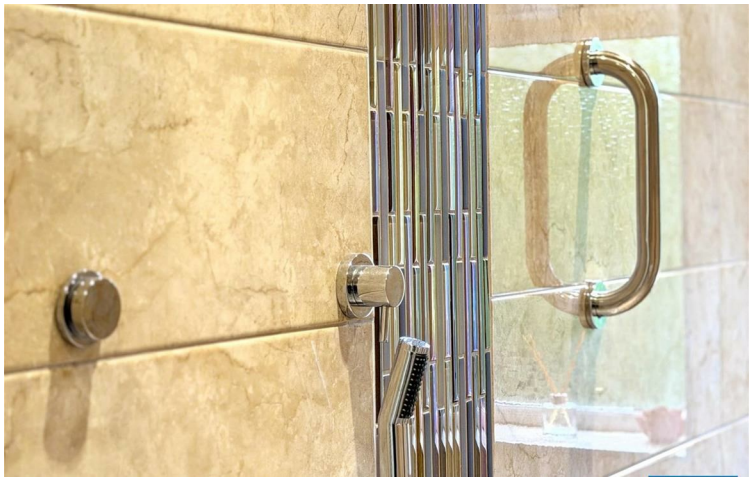













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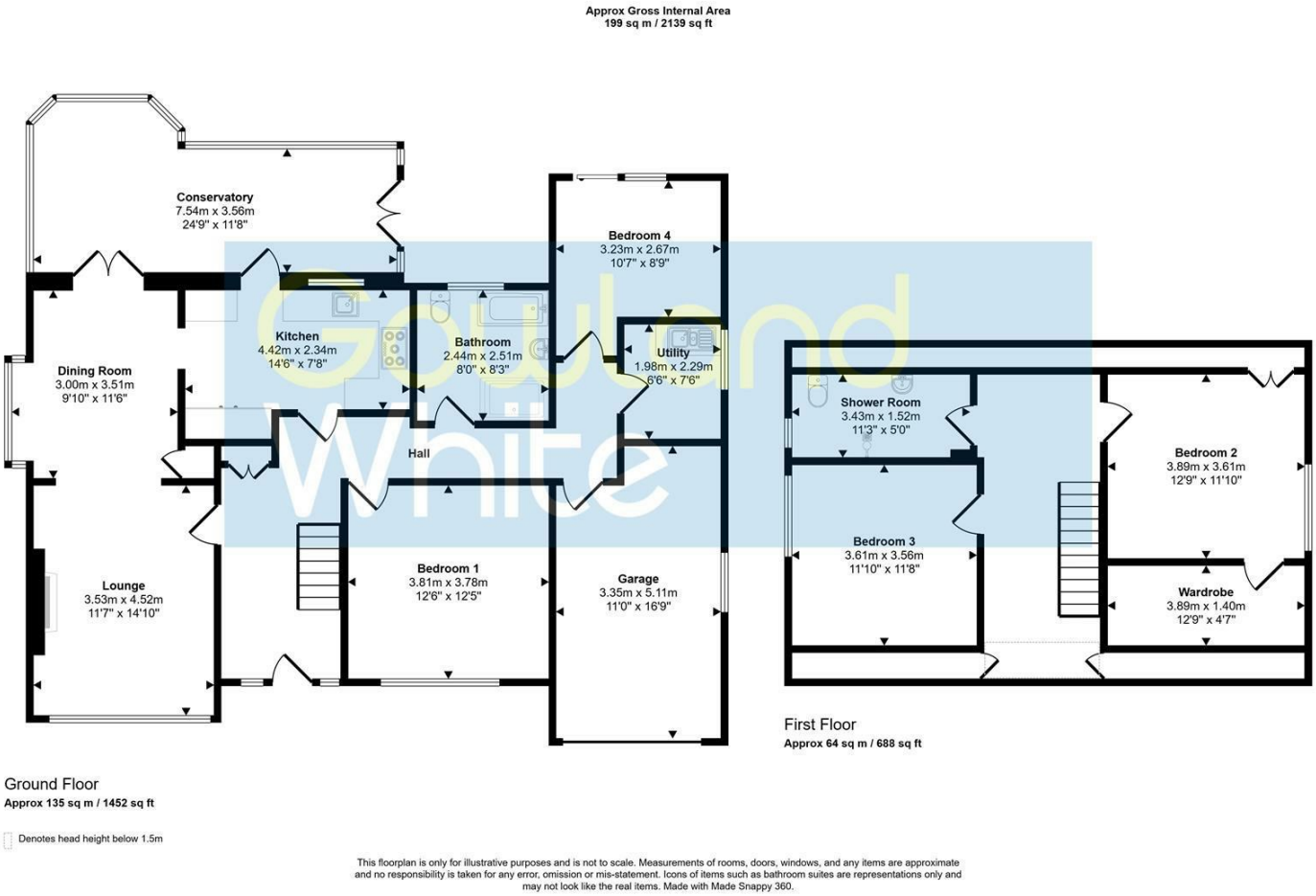



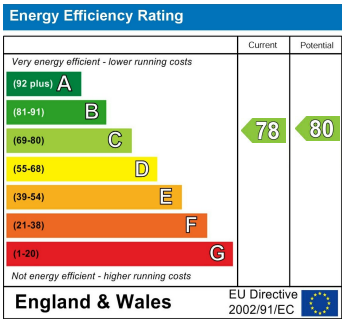

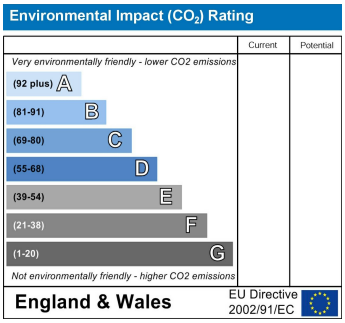

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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