



Braeside, Kirklevington, TS15 9NB

Guide Price £550,000



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Situated in a popular Kirklevington cul-de-sac, this substantial detached home offers real flexibility, along with living spaces that have an open plan feel but are quite separate. There is an impressive mix of ground and first floor accommodation, with up to three reception rooms and up to five bedrooms (four doubles). The palette throughout is a calm, neutral backdrop, allowing you to just move in. Outside there is an impressive frontage with large block paved driveway leading to the garage, while lovely gardens feature to the front, side and rear.

This is another luxury detached home, available through Kathryn Barr Estate Agents.

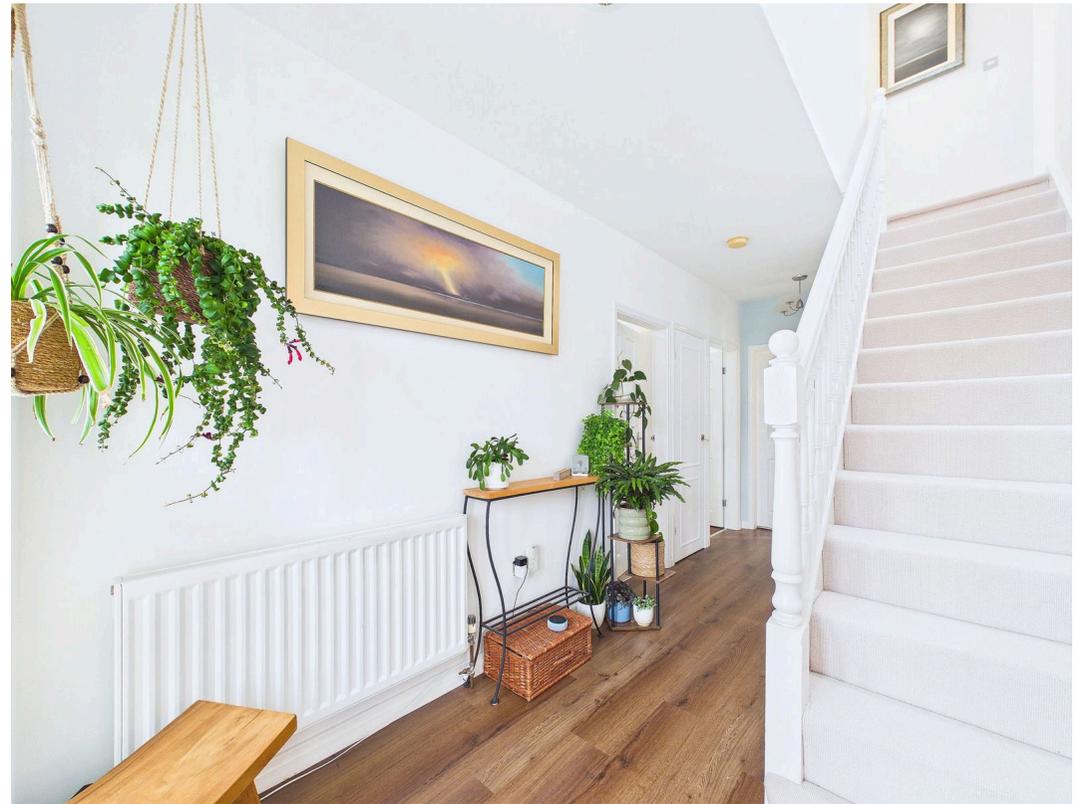
Ground Floor

Entrance Hall

This bright, welcoming hallway sets a lovely first impression. There's plenty of space as you come in, with handy understairs storage and a separate cloaks cupboard that helps keep everything neat and out of the way. There's also room for furniture. It's a warm, practical entrance that leads you naturally through the home.

Living Room

A lovely large picture window overlooks the front garden, filling the room with natural light. The central fireplace creates a cosy, inviting spot to unwind in the evenings, and a door leads to the kitchen dining room, adding an extra touch of everyday convenience.





Open Plan Kitchen Dining Room

The kitchen here really is the heart of the home - bright, spacious and perfect for everyday family life and entertaining. There's plenty of room for a good sized dining table, and the easy-going breakfast bar makes it a perfect place to chat, cook or just enjoy a morning coffee. Double doors open straight into the garden room, giving the whole space an open flow. The kitchen units have been thoughtfully chosen, with a great range of fixtures and fittings that suit the needs of a modern family, including a double oven, induction and gas hobs, pan drawers, integrated dishwasher and space for an American style fridge/freezer.

Garden Room

Located just off the kitchen dining room, this garden room flows through double doors, creating a bright, open-plan space for the whole family. Two sets of French doors each lead out to their own patio, bringing the garden within easy reach and making alfresco summer dining an absolute pleasure. This room is currently used as a gym.





Utility/Boot Room

A wonderfully spacious utility/boot room, making dreams come true! Offering excellent practicality for busy family life. Featuring two full runs of fitted units, providing plenty of storage, along with a useful floor to ceiling cupboard to keep everyday essentials neatly out of sight.

There's a smart stainless steel sink, plus dedicated space for both a washing machine and dryer. Generous work surfaces make this an ideal area for food prep, laundry tasks, or simply keeping the home beautifully organised.

Ground Floor Bathroom

This spacious family bathroom has a relaxed feel, designed for easy everyday living. It features a separate shower cubicle alongside a stylish, deep bathtub - giving you the perfect setup for both convenience and relaxing.



Ground Floor Bedrooms

Two comfortable and flexible double bedrooms - one positioned at the front of the home, and the other enjoying views over the rear garden, complete with a full suite of fitted wardrobes.

First Floor

The landing area includes a useful towel and linen cupboard, keeping everyday essentials neatly organised and close to hand. Doors lead to all rooms.

Bedrooms - Two generous double bedrooms sit on either side of the landing, each offering plenty of space and fitted wardrobes, along with convenient access to additional eaves storage



Shower Room

This family shower room features a large walk-in shower, WC, and sink unit with mirrored storage above and cupboard below.

Office/Bedroom 5

Currently used as a home office, this versatile room would also be ideal as a nursery, dressing room or an additional bedroom, depending on your family's needs.





Externally

Front Garden, Garage and Parking

There is an oversized garage with an electric roller door and a convenient courtesy door leading directly into the rear garden. The double width block paved driveway provides generous parking space for several vehicles, making it ideal for busy family life and visiting guests. To complete this impressive frontage, there is a neatly kept lawn and a selection of fruit trees. A charming gateway leads through to:

Private Sun Terrace

An ideal spot to relax throughout the day.

Rear Garden

Offering several patio areas, each perfectly placed to enjoy the sunshine from morning to evening. Easily maintained with lawn, mature shrubs and hedges, this lovely outdoor space provides both privacy and plenty of places to unwind.



Location and Amenities

Surrounded by big skies, rolling hills and farmland, this charming North Yorkshire village feels far away from hustle and bustle and yet has something for all - families, professionals and retirees. An ideal spot for walking, cycling and horse riding - nearby is Kirklevington Riding Centre.

Community: The village hall has events for everyone, including: Hartbeeps - mother and toddler/baby sessions; exercise classes; children's groups; seniors' snooker; bowls; art workshops; ladies' choir and more, plus an adjacent play area. Please see their website. There is also a church and a village green.

Schools: Kirklevington has its own primary school, while Yarm has an excellent selection of schools, including Conyers Secondary School with sixth-form centre, and the independent Yarm School.



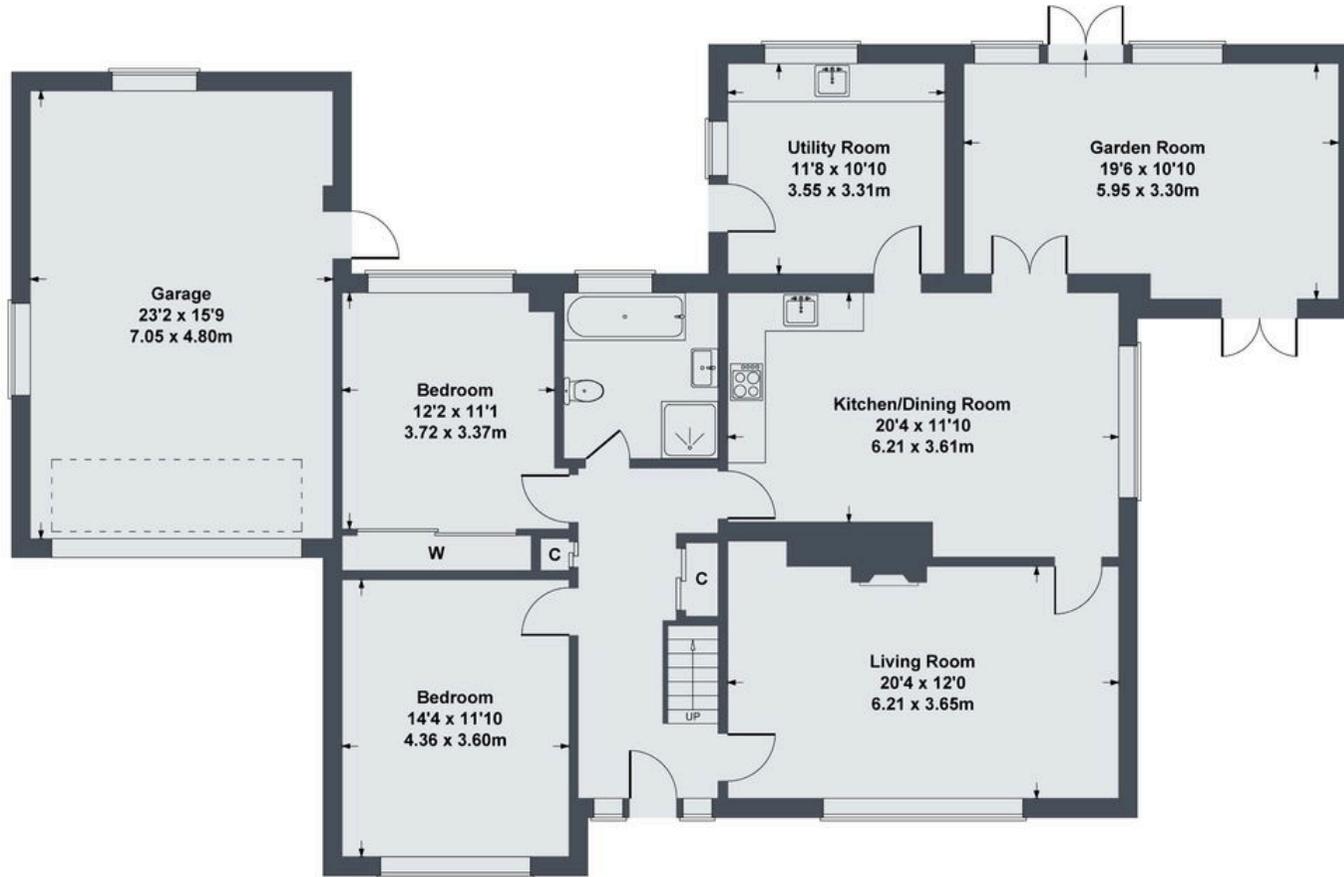
Approximate Distances: Yarm 1.5 miles; Teesside International Airport 7.2 miles; Stokesley 9.3 miles; Teesside Park (Shops, Eateries, Leisure) 9.7 miles; Middlesbrough 10.3 miles; Northallerton 14.6 miles; Darlington 14.6 miles; Saltburn Beach 19.8 miles.

Freehold. Council Tax E. Gas Central Heating.

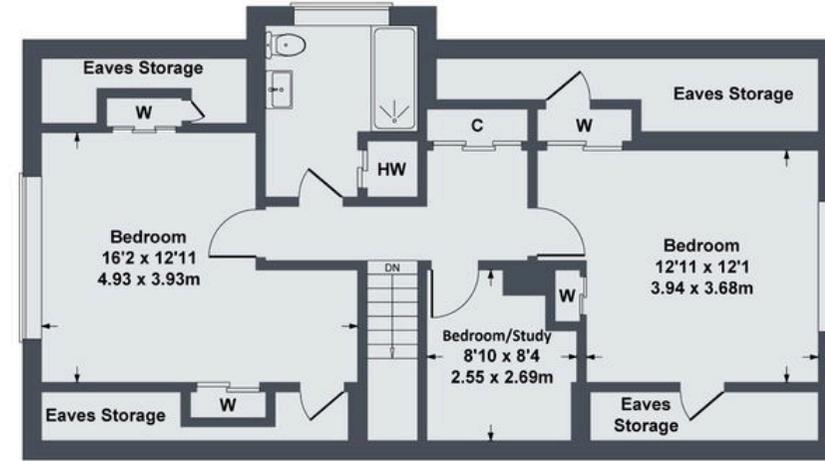
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8 Braeside Kirklevington, TS15 9NB

Approximate Gross Internal Area
2465 sq ft - 229 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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