

1 Riverview, Rear Of 122 High Street

£475,000

Michael Poole
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1 Riverview

Rear Of 122 High Street, Yarm

Impressive four double bedroom riverside home in central Yarm, featuring open plan living, private garden, garage, driveway and stunning River Tees views. Modern, spacious and tranquil setting.

- Exceptional riverside location, occupying an enviable position within the heart of Yarm, enjoying an elevated setting alongside the picturesque River Tees
- An impressive, contemporary style, four double bedroom semi-detached family home, originally built by Clarion Homes as part of the exclusive Beechtree Court development
- Offering approximately 1,679 Sq. Ft. of accommodation, including generously proportioned living space arranged over two floors, offering excellent flexibility for modern family life
- There are four spacious double bedrooms, creating versatile accommodation for families and visiting guests
- Outstanding 25ft Principal Bedroom suite featuring fitted wardrobes, a stylish en-suite shower room and Juliet balcony
- Open plan ground floor living space with a delightful lounge and dining area flowing seamlessly into the contemporary kitchen breakfast area



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- A private outdoor space featuring a paved courtyard, artificial lawn and decked terrace, all perfectly positioned to enjoy the river outlook and ideal for outdoor entertaining
- Wonderful river views, with an attractive waterside backdrop from the rear garden, with patio doors creating a seamless connection between indoor and outdoor living
- Excellent parking facilities, with an integral garage and private block paved driveway providing off street parking
- Prime central Yarm setting, moments from the town's vibrant selection of independent shops, popular restaurants, stylish bars and everyday amenities

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There are some homes that simply stand apart from the crowd, and this impressive riverside residence is undoubtedly one of them. Perfectly positioned within the highly regarded Beechtree Court development, in the very heart of the historic market town of Yarm, this exceptional four double bedroom home combines contemporary living, generous proportions and an enviable riverside setting to create a truly special place to call home.

Occupying an elevated position alongside the picturesque River Tees, the property enjoys a wonderful sense of tranquillity whilst being just moments from the vibrant atmosphere of Yarm High Street. Renowned for its charming character, independent boutiques, cosmopolitan restaurants, welcoming cafés and stylish bars, Yarm offers a wonderful balance of traditional market town appeal and modern day convenience.

Extending to approximately 1,679 sq. ft., the property offers generously proportioned accommodation arranged over two floors, with a light, airy and welcoming atmosphere throughout. The ground floor has been thoughtfully designed around modern family living and entertaining, with the impressive open plan lounge and dining area flowing effortlessly into the contemporary kitchen breakfast area. This sociable arrangement creates a wonderful central hub to the home, with patio doors from both reception areas opening directly onto the rear garden, allowing natural light to flood the space whilst drawing the beautiful riverside outlook into everyday living.

Outside, the rear garden provides a delightful private retreat, perfectly suited to alfresco dining and entertaining friends and family. With its paved courtyard, artificial lawn and raised decked terrace, the garden offers a variety of spaces in which to sit back and enjoy the peaceful surroundings, with the River Tees providing an attractive and ever changing backdrop. It is a particularly special setting, offering a rare combination of waterside tranquillity and central town living.



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The first floor continues to impress, with a striking galleried landing and central ceiling lantern creating an attractive sense of space and natural light. The magnificent 25ft principal bedroom is a real highlight, offering generous proportions, fitted wardrobes, a stylish en-suite shower room and Juliet balcony. Three further excellent double bedrooms provide superb flexibility for family members, guests or those requiring dedicated home working space, complemented by a well-appointed family bathroom.

The property's appeal is further enhanced by its practical parking arrangements, including an integral garage and private block-paved driveway.

Living here means enjoying the very best of both worlds. The charm and convenience of Yarm's bustling High Street are quite literally on the doorstep, whilst the peaceful riverside surroundings offer a wonderful place to retreat from the pace of everyday life. Whether enjoying a leisurely morning coffee, exploring the town's independent shops, meeting friends for dinner or simply relaxing in the garden overlooking the river, this home offers a lifestyle that is both convenient and wonderfully distinctive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D








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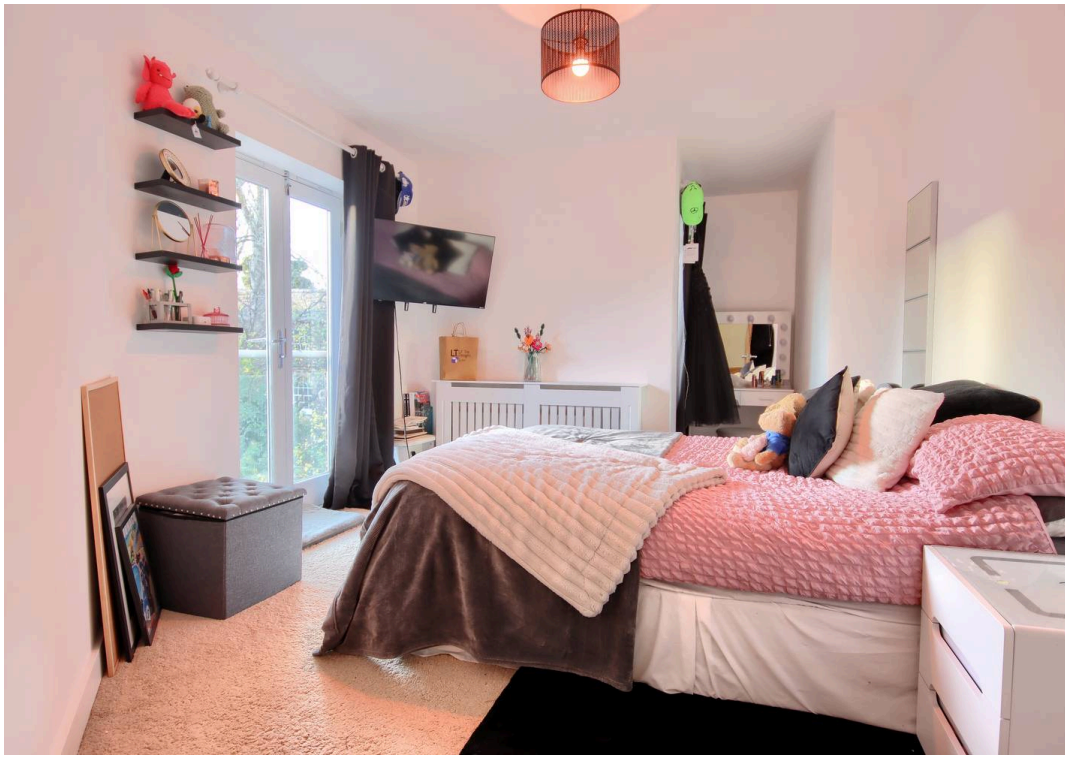








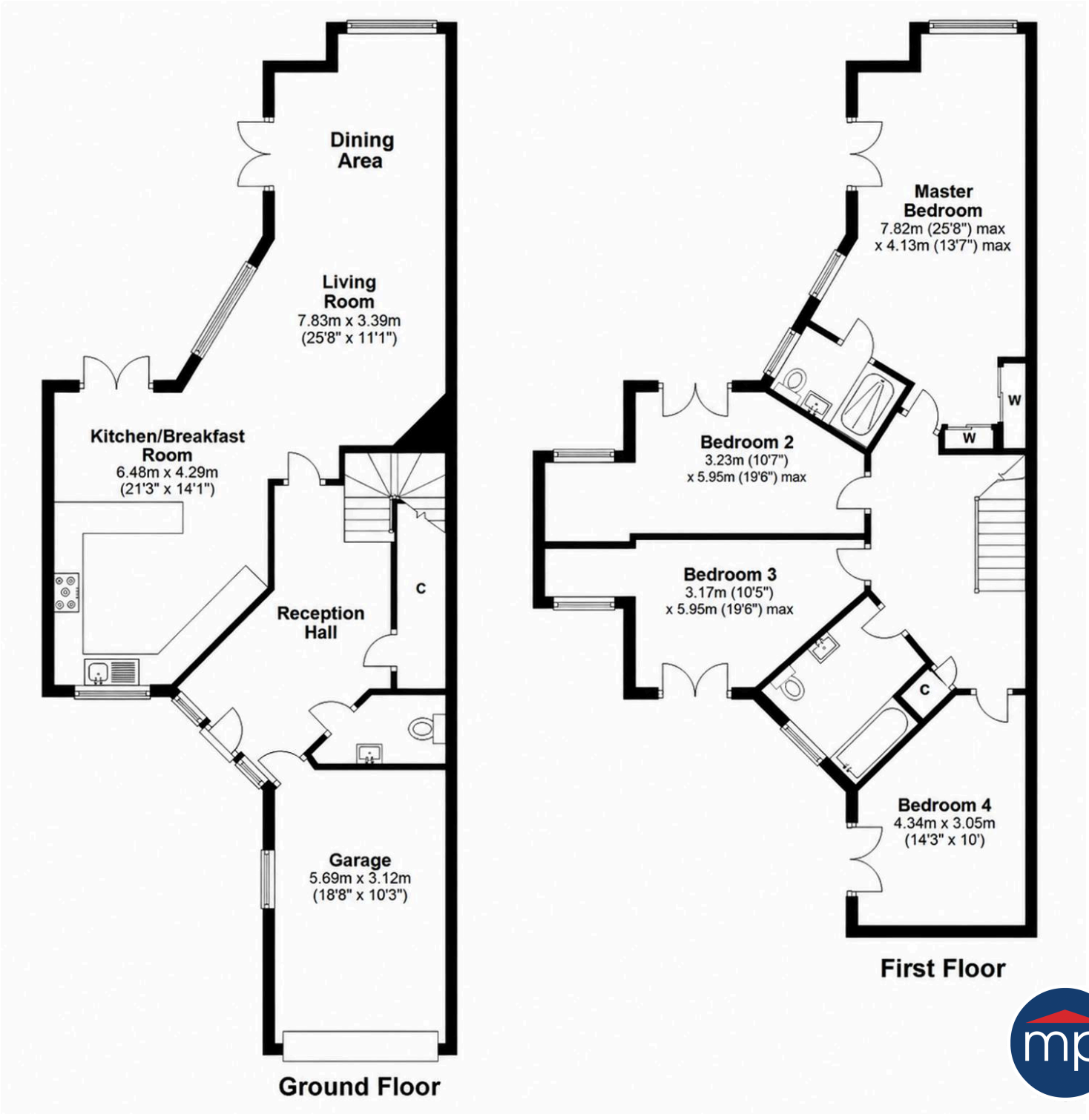




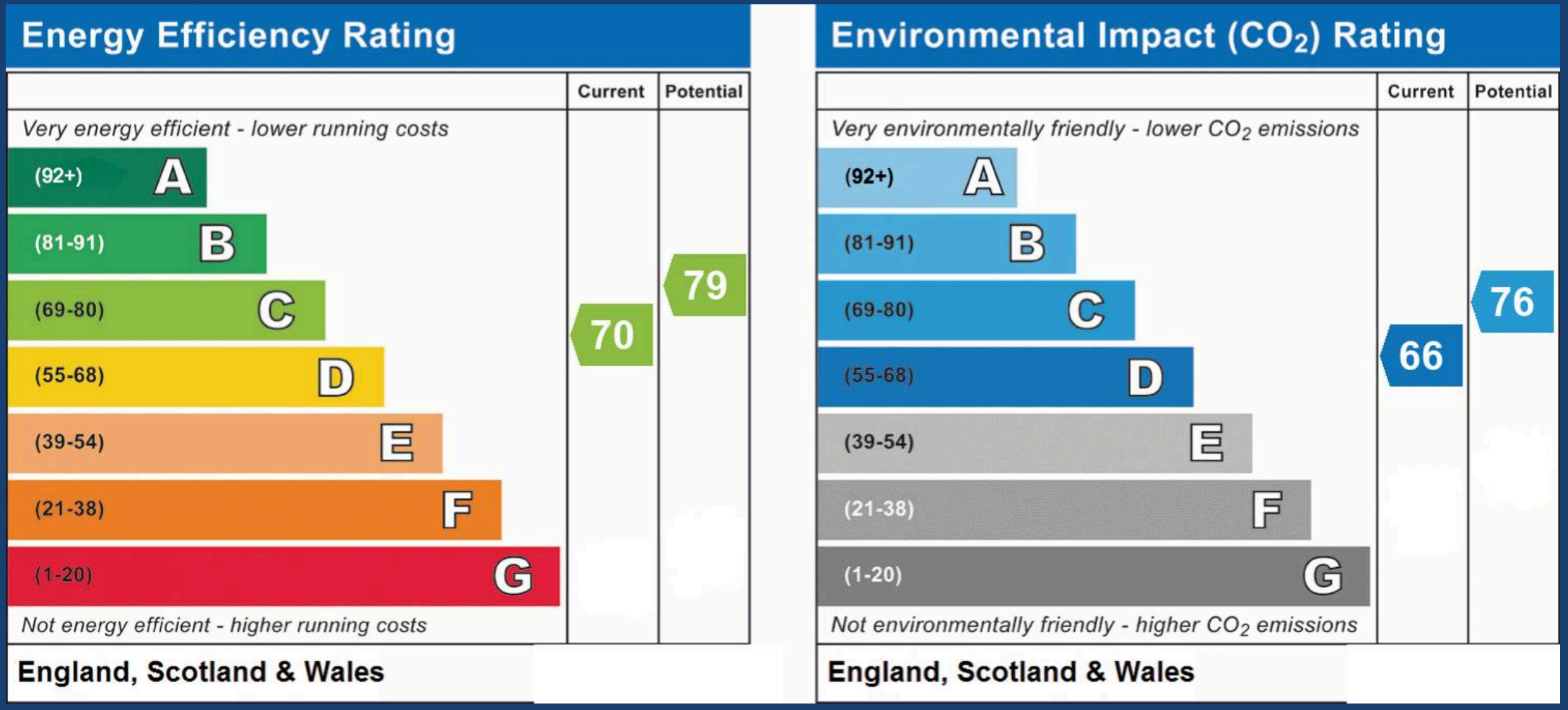








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