GowlandWhite

Valley Drive, Yarm, TS15 9JQ

Set within this very highly desired road sits an extended four bedroom detached home that combines generous living space with tasteful, modern decor throughout. It's a property that feels immediately welcoming, with a layout designed to suit family life.

An inviting entrance hallway leads with wide staircase leads to a cloakroom/WC and a useful study. There is a good sized lounge, complete with a contemporary media wall and electric fireplace. The heart of the home is the modern kitchen/breakfast room to the rear with a Belfast sink, integrated appliances and the range cooker included in the sale, opening directly into the impressive full width family and dining room extension with bespoke shelving and bifold doors out to the south-facing garden, this is a wonderful everyday living and entertaining space. A side lobby and utility room with space for two appliances and a back door add further practicality.

Upstairs, the property continues to impress. The first floor presents four bedrooms, three offering fitted wardrobes. The master includes an en-suite, with a family bathroom available for the rest of the household.

Externally, the home offers gardens to the front and rear, with lawn, patio and decking providing a choice of outdoor areas to relax or entertain. A double-width block paved driveway and double garage complete the picture. CCTV to the front and rear of the property is included, as well as gas central heating and double glazing are installed throughout.

The location is ideal for families, with excellent access to highly regarded junior and secondary schools, convenient shopping facilities, strong road and rail links, and the ever-popular Yarm High Street with its mix of shops, bars and restaurants.

Early viewing of this very desirable home is strongly recommended.

Offers Invited £650,000

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HALLWAY

LOUNGE
20'6" x 11'10" (6.25m x 3.61m)

KITCHEN
19'7" x 14'8" (5.97m x 4.47m)

DINING ROOM/FAMILY ROOM
31' x 11'4" (9.45m x 3.45m)

STUDY
8'11" x 8'1" (2.72m x 2.46m)

UTILITY ROOM
10'6" x 6'10" (3.20m x 2.08m)

DOWNSTAIRS WC
6'3" x 2'9" (1.91m x 0.84m)

LANDING

BEDROOM ONE
11'2" x 11'11" (3.40m x 3.63m)

ENSUITE
7'7" x 4'9" (2.31m x 1.45m)

BEDROOM TWO
13'3" x 11'10 (4.04m x 3.61m)

BEDROOM THREE
8'4" x 8'4" (2.54m x 2.54m)

BEDROOM FOUR
11'10" x 6'11" (3.61m x 2.11m)

BATHROOM
8'2" x 6'9" (2.49m x 2.06m)

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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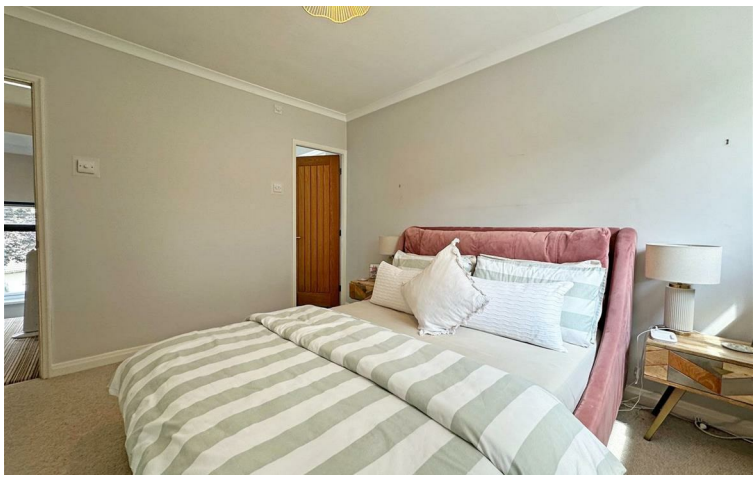

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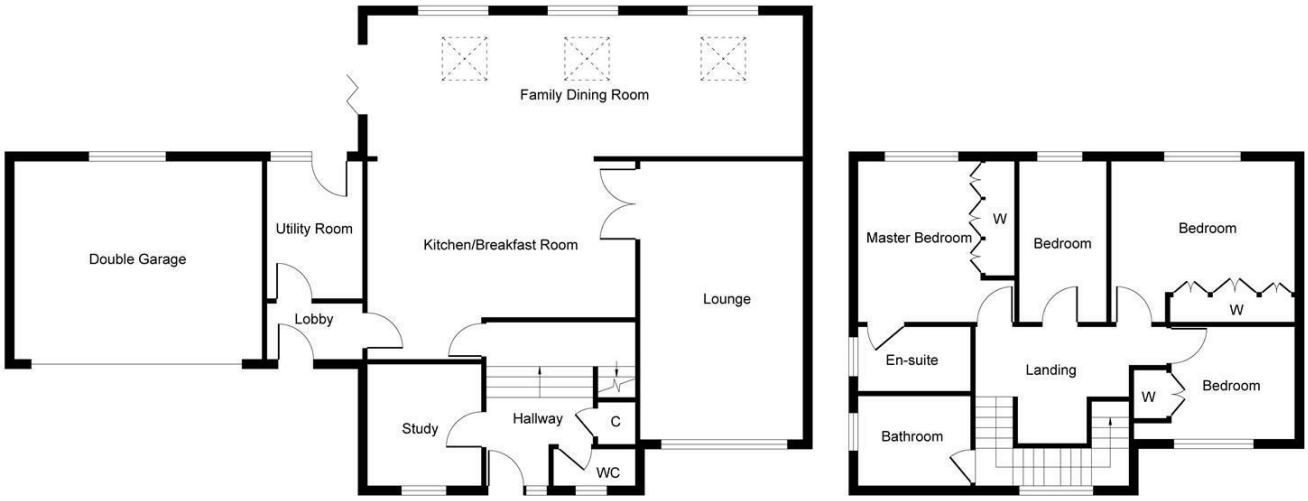

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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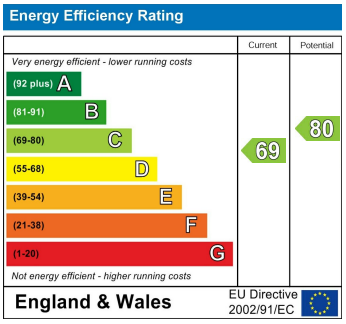

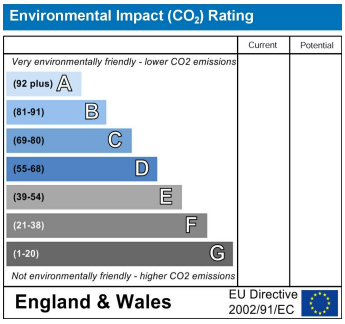

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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