

FOXTON CLOSE, YARM, TS15 9RQ



- ▲ An Extended Four Bedroom Detached Family Home Offered For Sale with NO ONWARD CHAIN
- ▲ Enjoying A Delightful Cul-De-Sac Position in The Popular Levendale Area of Yarm, With A South Easterly Rear Aspect
- ▲ Spacious Lounge with An Electric Fire Set in A Feature Surround & Separate Dining Room
- ▲ Garden Room Extension Overlooking the Rear Garden & Family Room/Study Created from Half of The Original Double Garage
- ▲ Substantial Kitchen/Breakfast Room with Fitted Units, An Island Unit, Built-In Oven, Gas Hob & Microwave Oven
- ▲ Four Bedrooms, All Having Built-In Wardrobes or Storage
- ▲ Family Shower Room on The First Floor & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System & Double Glazing
- ▲ Pleasant Established Gardens to Front & Rear, Block Paved Double Width Driveway & Single Garage

£400,000

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An extended four bedroom detached family home offered for sale with NO ONWARD CHAIN and Enjoying a delightful cul-de-sac position in the popular Levendale area of Yarm, with a South Easterly rear aspect.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

FAMILY ROOM/STUDY - 5.04m x 2.27m (16'6" x 7'5")

LOUNGE - 4.87m x 3.88m (16' x 12'9")

DINING ROOM - 4.00m x 3.65m (13'1" x 12')

GARDEN ROOM - 3.42m x 2.38m (11'3" x 7'10")

KITCHEN/BREAKFAST ROOM - 5.42m x 3.87m (17'9" x 12'8")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.89m x 3.92m (16'1" x 12'10")
Fitted wardrobes.

BEDROOM TWO - 3.50m x 2.95m (11'6" x 9'8")
Built in wardrobe.

BEDROOM THREE - 3.26m x 2.65m (10'8" x 8'8")
Built in wardrobe.

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59 High Street, Yarm, TS15 9BH

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BEDROOM FOUR - 2.79m (9'2") x 2.17m (7'1") plus recess

SHOWER ROOM - 3.35m x 1.99m (11' x 6'6")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a blue slate area and a variety of shrubs. A block paved double width driveway provides off street parking and leads to the single garage with up and over door. The rear garden enjoys a South Easterly aspect, being adapted for low maintenance, with extensive paving, raised shrub beds and a sun canopy.

AGENTS REF: - DC/LS/YAR250224/16062025

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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