ST. MARTINS WAY, KIRKLEVINGTON, YARM, TS15 9NR

- A beautifully refurbished four bedroom detached family home, improved to an exceptionally high standard by the present owner
- Occupying a surprisingly generous plot with delightful gardens, block paved double width driveway and double garage
- Enjoying an enviable position within the sought after village of Kirklevington with its excellent Junior School and convenient access to transport links
- Extensive Lounge with contemporary electric fire stretching from the front to back of the house, together with a versatile Study
- Stunning redesigned Kitchen/Dining Room with high quality units, integrated appliances and bi-folding doors to the rear garden
- Four spacious bedrooms, all with fitted wardrobes and the Master has a luxurious En-Suite Bathroom with separate shower
- Remodelled Family Bathroom with white three piece suite and separate double shower enclosure
- Gas central heating system and double glazing
- Additional features include attractive decor and flooring together with a feature oak and glass staircase

£450,000

ST. MARTINS WAY, TS15 9NR

A beautifully refurbished four bedroom detached family home, improved to an exceptionally high standard by the present owner and occupying a surprisingly generous plot with delightful gardens, block paved double width driveway and double garage.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

STUDY - 2.73m x 2.70m (8'11" x 8'10")

LOUNGE - 6.73m x 3.28m (22'1" x 10'9")

KITCHEN/DINING ROOM - 6.81m (22'4") x 4.83m (15'10") reducing to 3.02m (9'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.99m x 3.28m (16'4" x 10'9")
Fitted wardrobes.

EN-SUITE BATHROOM - 3.25m x 1.65m (10'8" x 5'5")

BEDROOM TWO - 4.33m x 2.71m (14'2" x 8'11")
Built in wardrobes/ cupboards.

BEDROOM THREE - 3.77m x 2.59m (12'4" x 8'6")
Built in wardrobe/storage.

BEDROOM FOUR - 3.32m (10'11") reducing to 2.78m (9'1") x 3.03m (9'11")
Built in wardrobe/storage.

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BATHROOM - 2.90m x 1.65m (9'6" x 5'5")

EXTERNALLY

GARDENS, PARKING & DOUBLE GARAGE
The property occupies a generous plot within the sought after village of Kirklevington. There is a lawned front garden together with a variety of established shrubs. A block paved double width driveway provides generous off street parking and leads to the double garage with roller door, power points and lighting. A side access path leads to the extensive, enclosed rear garden which is mainly laid to lawn with shrub borders and an extensive full width paved patio area ideal for outdoor entertaining. In addition, there is a timber shed and outside power points.

AGENTS REF: - DC/LS/YAR260003/23042026

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

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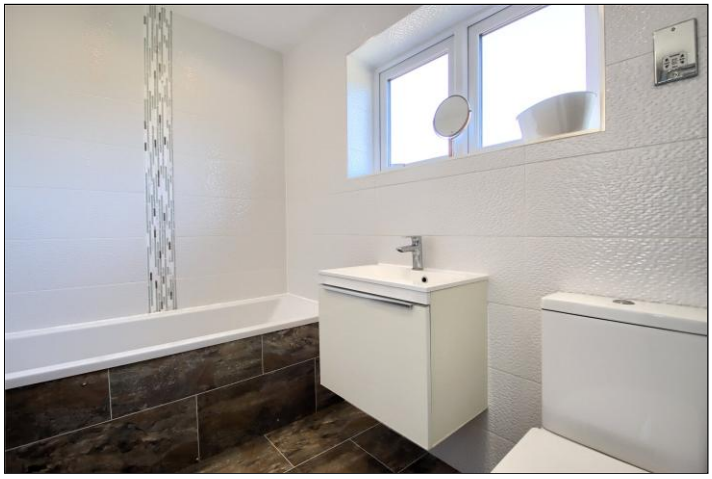

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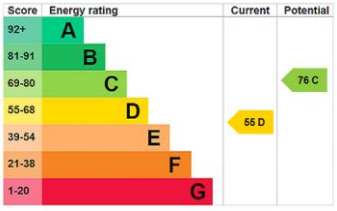

The Property Ombudsman

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