



## Merlay Close, Yarm, TS15 9TE

Situated in a cul-de-sac in the popular Layfield area of Yarm, this extended four bedroom detached property offers space for modern family living with a delightful private rear garden.

The accommodation begins with an entrance hall featuring a convenient cloakroom/WC, leading into a spacious lounge with a stylish feature fireplace. One of the standout features of the home is the impressive open plan kitchen/dining room, fitted with a wide range of contemporary units, a peninsular breakfast bar, and integrated appliances including a double oven, induction hob, dishwasher, and fridge/freezer. The dining area opens out to the rear garden through French doors and provides access to a separate utility room equipped with a Belfast sink, additional storage, and space for laundry appliances.

Upstairs, there are four well proportioned bedrooms, three of which are doubles. The family bathroom features a freestanding bath and a generously sized, newly re-tiled shower cubicle. The home benefits from combi gas central heating and double glazing throughout.

Externally, the front of the property includes a lawned garden, a driveway, and mature shrubbery. The rear garden is private and well maintained, with a lawn, established borders, timber shed and two patio areas ideal for outdoor dining or relaxation.

This desirable home is ideally located close to highly regarded schools, local shops, Yarm Medical Centre, and Yarm Train Station. It also offers excellent access to Yarm's vibrant High Street, renowned for its boutique shops, cafes, restaurants, and riverside walks.

£290,000



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## HALL

## KITCHEN/DINING ROOM

16'5" x 17' < 22'2" (5.00m x 5.18m < 6.76m)

## UTILITY

7'9" x 8'4" (2.36m x 2.54m)

## LOUNGE

23' x 7'11" (7.01m x 2.41m)

## WC

3'11" x 4'3" (1.19m x 1.30m)

## LANDING

## BEDROOM ONE

11'7" x 10'9" (3.53m x 3.28m)

## BEDROOM TWO

10'3" x 11'5" (3.12m x 3.48m)

## BATHROOM

14'7" x 7'10" (4.45m x 2.39m)

## BEDROOM THREE

10'9" x 7'11" (3.28m x 2.41m)

## BEDROOM FOUR

7'10" x 6'11" (2.39m x 2.11m)

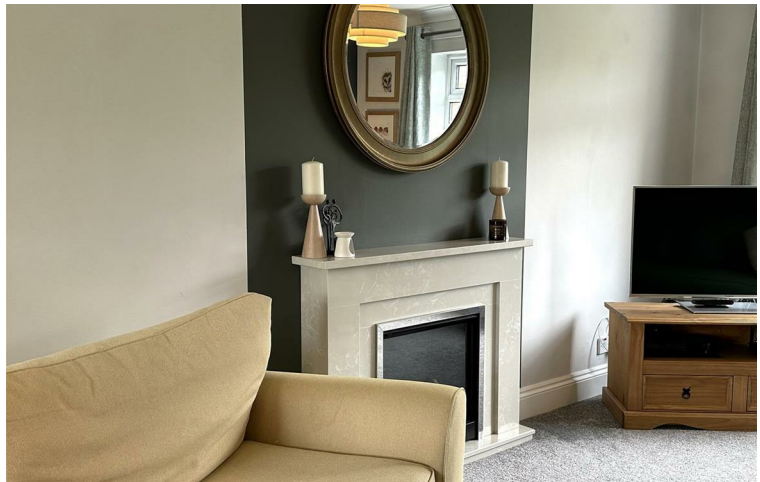
## AML PROCEDURE

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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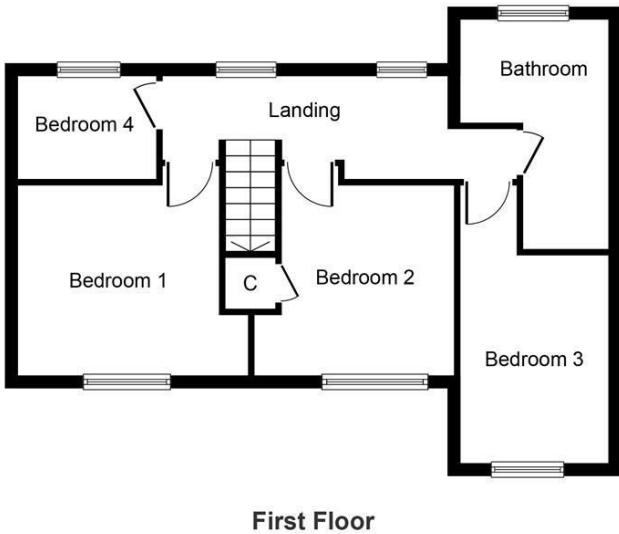
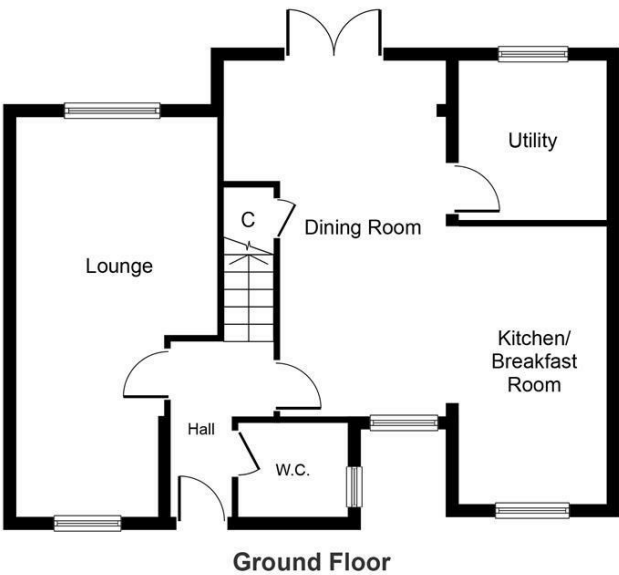
# Merlay Close, Yarm, TS15 9TE



Tel: 01642 248248



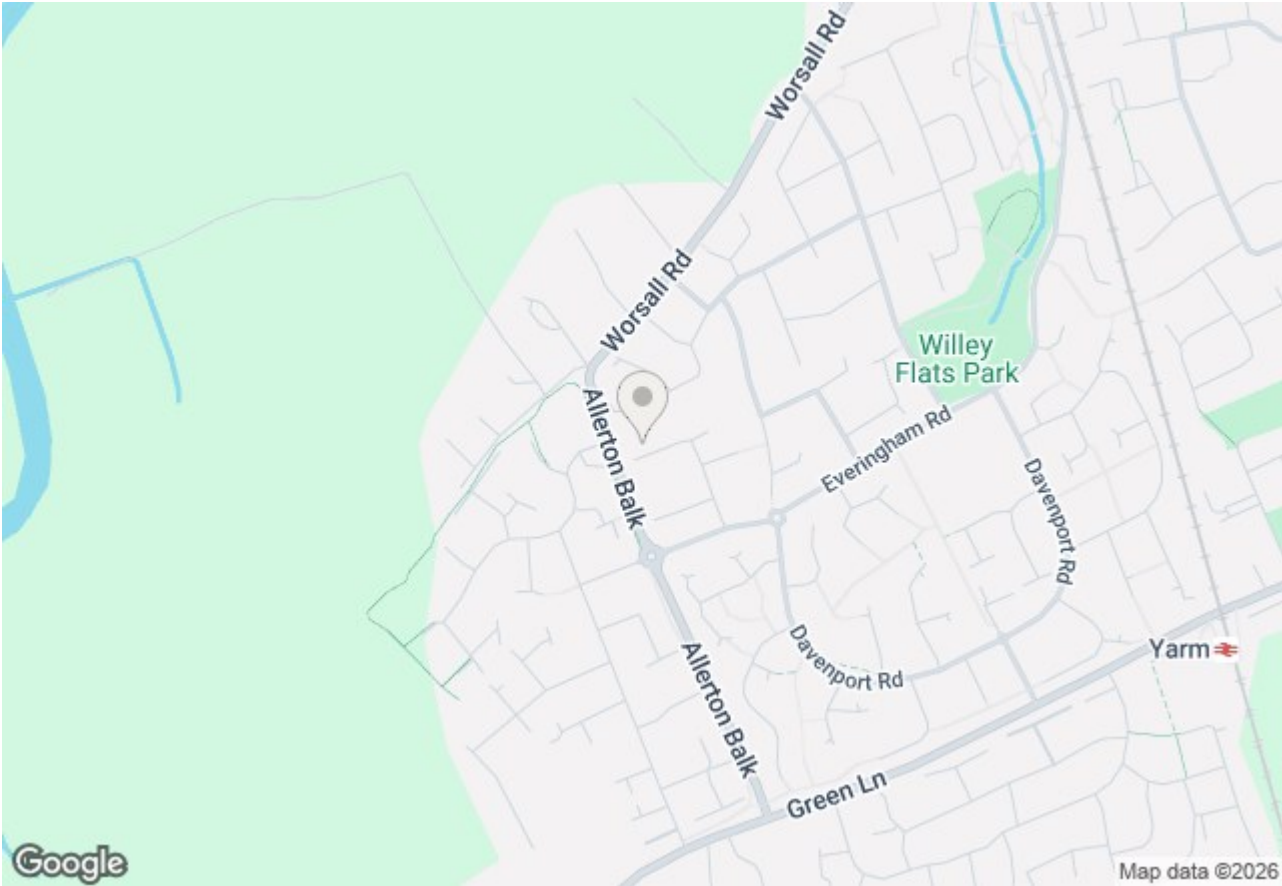
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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

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