

THE LARUN BEAT, YARM, TS15 9HP



- ▲ A surprisingly spacious, significantly extended three double bedroom detached bungalow
- ▲ Occupying a generous plot of 0.17 acres with established front and back gardens and a paved south-facing side patio
- ▲ Located within the popular Spitalfields development in Yarm, close to highly regarded schools, shops and transport links
- ▲ Spacious lounge with sliding doors to the side patio and two sets of internal double doors. One leading off to the separate dining room, the other to the hallway
- ▲ Kitchen with a generous range of fitted units, a built-in double oven and separate hob
- ▲ Separate utility room with a sink, fitted units and a door to the outside
- ▲ Bathroom with a white three-piece suite and airing cupboard. Separate shower room with a double shower enclosure
- ▲ All three double bedrooms have fitted wardrobes. There is a useful boarded loft room with access ladder. This room leads to a further loft space with eaves storage
- ▲ A block paved driveway provides off street parking and leads to the double garage
- ▲ The property has gas-powered forced-air central heating, is double-glazed throughout and has a security alarm system

£390,000

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Situated in the popular Spitalfields development in Yarm, this surprisingly spacious and extensively extended three double-bedroom detached bungalow sits on a generous 0.17-acre plot. It features established gardens at the front and back, a paved south-facing side patio area, and a block-paved driveway leading to a double garage.

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

In-built cupboards on one side.

CLOAKROOM/WC

LOUNGE - 6.11m x 3.70m (20'1" x 12'2")

DINING ROOM - 3.26m x 3.05m (10'8" x 10')

KITCHEN - 4.23m x 2.65m (13'11" x 8'8")

UTILITY ROOM - 3.58m x 3.56m (11'9" x 11'8")

INNER HALL

BEDROOM ONE - 3.96m x 3.63m (13' x 11'11")

Fitted wardrobes to one wall.

BEDROOM TWO - 3.99m (13'1") to robes x 2.93m (9'7")

Fitted wardrobes to one wall.

BEDROOM THREE - 3.80m (12'6") x 2.87m (9'5") to robes

Fitted wardrobes to one wall.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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SHOWER ROOM - 2.70m x 2.02m (8'10" x 6'8")

BATHROOM - 2.65m x 1.92m (8'8" x 6'4")

LOFT ROOM - 4.60m x 3.93m (15'1" x 12'11")

With ladder access. The room leads off to a further loft space with eaves storage.

EXTERNALLY

GARDENS & PARKING

Lawned front garden with established shrub borders. A block paved driveway provides off-street parking and leads to the double garage. The rear garden is enclosed and mainly laid to lawn with fruit trees and shrub borders. To the side, there is a south-facing paved patio area.

DOUBLE GARAGE - 5.48m x 4.57m (18' x 15')

With a double up-and-over electric door, a rear door to the patio, and an internal door to the house.

BUYERS IDENTIFICATION CHECK(S)

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AGENTS REF: - DC/LS/YAR250327/29062026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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