

HALL MOOR CLOSE, KIRKLEVINGTON, YARM, TS15 9NN



- ▲ A deceptively spacious four bedroom detached bungalow with extensive accommodation which must be viewed internally to be fully appreciated
- ▲ Significantly extended to the side and rear, adding over 60% floorspace to the original three bedroom layout
- ▲ Enjoying a delightful cul-de-sac setting within the highly regarded village of Kirklevington
- ▲ The spacious Lounge leads through to the versatile garden room extension with double glazed French doors to the rear garden
- ▲ Breakfast kitchen with an excellent range of fitted units and built in oven and hob
- ▲ The stunning master bedroom suite has a luxurious en-suite bathroom and versatile dressing room/study
- ▲ There are three further generous bedrooms together with a shower room and cloakroom/WC
- ▲ Low maintenance gardens to front and rear, block paved driveway offering generous off street parking and single garage
- ▲ Gas central heating system and double glazing

£385,000

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GROUND FLOOR

ENTRANCE PORCH

HALLWAY

CLOAKROOM/WC - 1.97m x 0.81m (6'6" x 2'8")

LOUNGE - 5.99m (19'8") x 3.87m (12'8") reducing to 3.20m (10'6")

GARDEN ROOM - 5.12m x 3.31m (16'10" x 10'10")

BREAKFAST KITCHEN - 5.05m x 2.86m (16'7" x 9'5")

MASTER BEDROOM - 6.65m x 4.90m (21'10" x 16'1")

STUDY/DRESSING ROOM - 3.18m x 2.80m (10'5" x 9'2")

EN-SUITE BATHROOM - 3.30m x 2.80m (10'10" x 9'2")

BEDROOM TWO - 3.91m x 2.96m (12'10" x 9'9")

BEDROOM THREE - 3.87m x 2.95m (12'8" x 9'8")

BEDROOM FOUR - 3.90m x 2.12m (12'10" x 6'11")

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SHOWER ROOM - 2.98m x 1.51m (9'9" x 4'11")

EXTERNALLY

GARDENS, PARKING & GARAGE

Astro turf lawn to the front with shrub borders and a decorative wrought iron rail. The block paved driveway provides space for up to three vehicles and leads on to the single garage with up and over door and side courtesy door. The rear garden enjoys a Southerly aspect and again has an astro turf lawn with shrubs and a decked seating area.

AGENTS REF: - DC/LS/YAR250280/18052026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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GROUND FLOOR



While 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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