



Hutton Lane, Kirklevington, TS15 9YT

A beautifully presented five bedroom detached family home, constructed by Story Homes to the Charlton design and upgraded, set within the desirable St. Martin's Green development in Kirklevington. This impressive property offers generous living space, quality finishes and a layout perfectly suited to modern family life.

The welcoming entrance hall leads to a WC, a versatile study currently used as a playroom, and a comfortable lounge. To the rear, the standout feature of the home is the superb open plan kitchen, dining and family area, enhanced with upgraded fittings, granite worktops, a kitchen island, integrated fridge freezer, wine cooler, microwave, double oven and induction hob. Bifold doors open directly onto the garden, creating a bright, sociable space ideal for everyday living and entertaining. A separate utility room with matching units provides direct access to the large integral garage. The ground floor is finished with stylish Karndean flooring, and the property benefits from gas central heating and double glazing throughout.

Upstairs are five double bedrooms. The main bedroom features a dressing area with fitted mirrored wardrobes and a private en-suite. Bedroom two also enjoys its own en-suite, while the remaining bedrooms are served by a spacious family bathroom with both a bath and separate shower.

The rear garden is of a good size and mainly laid to lawn, offering a safe and versatile outdoor space. To the front, a generous block paved driveway provides ample parking and leads to the integral garage.

Situated in the village of Kirklevington, the property offers excellent access to Yarm, the well regarded primary school, and convenient road links via the A19. Yarm High Street, the medical centre and the train station are all just a short drive away, making this an ideal location for families and commuters alike.

Offers Over £490,000



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HALLWAY

LOUNGE

17'8" x 11'11" (5.38m x 3.63m)

KITCHEN/LOUNGE/DINING ROOM

22'9" x 17'8" (6.93m x 5.38m)

DOWNSTAIRS WC

8'4" x 3'10" (2.54m x 1.17m)

UTILITY ROOM

10'8" x 5'8" (3.25m x 1.73m)

PLAY ROOM/STUDY

8'4" x 8'1" (2.54m x 2.46m)

LANDING

BEDROOM ONE

16'1" x 14'4" (4.90m x 4.37m)

EN SUITE

8'7" x 4'6" (2.62m x 1.37m)

BEDROOM TWO

14'5" 8'11" (4.39m 2.72m)

ENSUITE

6'2" x 3'10" (1.88m x 1.17m)

BEDROOM THREE

12'8" x 8'4" (3.86m x 2.54m)

BEDROOM FOUR

11'4" x 9'3" (3.45m x 2.82m)

BEDROOM FIVE

15' x 8'2" (4.57m x 2.49m)

BATHROOM

9'2" x 6'11" (2.79m x 2.11m)

DOUBLE GARAGE

17'3" x 14'6" (5.26m x 4.42m)

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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Ground Floor



First Floor



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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101 High Street, Yarm, TS15 9BB
 yarm@gowlandwhite.co.uk