



Gowland

## Darcy Close, Yarm, TS15 9TA

Exceptionally situated in a popular and highly convenient part of Yarm, this three bedroom detached bungalow, offered for sale with no onward chain, occupies a private plot with gardens to the front and rear. Offering excellent access to local shops, bus routes, road links and Yarm train station, the bhome provides both comfort and practicality.

The accommodation is located in a cul de sac and begins with a welcoming porch that opens into a good size lounge, leading through to a well equipped kitchen complete with an integrated oven and hob, along with side access to the driveway, carport, and garage. An inner hall connects to the shower room and three bedrooms, two of which feature built-in wardrobes, allowing for flexible use of space to suit downsizers, couples, or small families.

Additional benefits include gas central heating, double glazing, a mostly boarded loft, and a long resin driveway complemented by a carport and detached garage. The private gardens provide a peaceful setting, ideal for relaxation or outdoor enjoyment.

There is scope to extend this property front & rear (subject to the necessary planning permissions).

Asking Price £199,999



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PORCH

HALL

LOUNGE  
16'6" x 13'6" (5.03m x 4.11m)

KITCHEN  
11'2" x 7'6" (3.40m x 2.29m)

INNER HALL

BEDROOM ONE  
13' x 8'9" (3.96m x 2.67m)

BEDROOM TWO  
10'1" x 8'10" (3.07m x 2.69m)

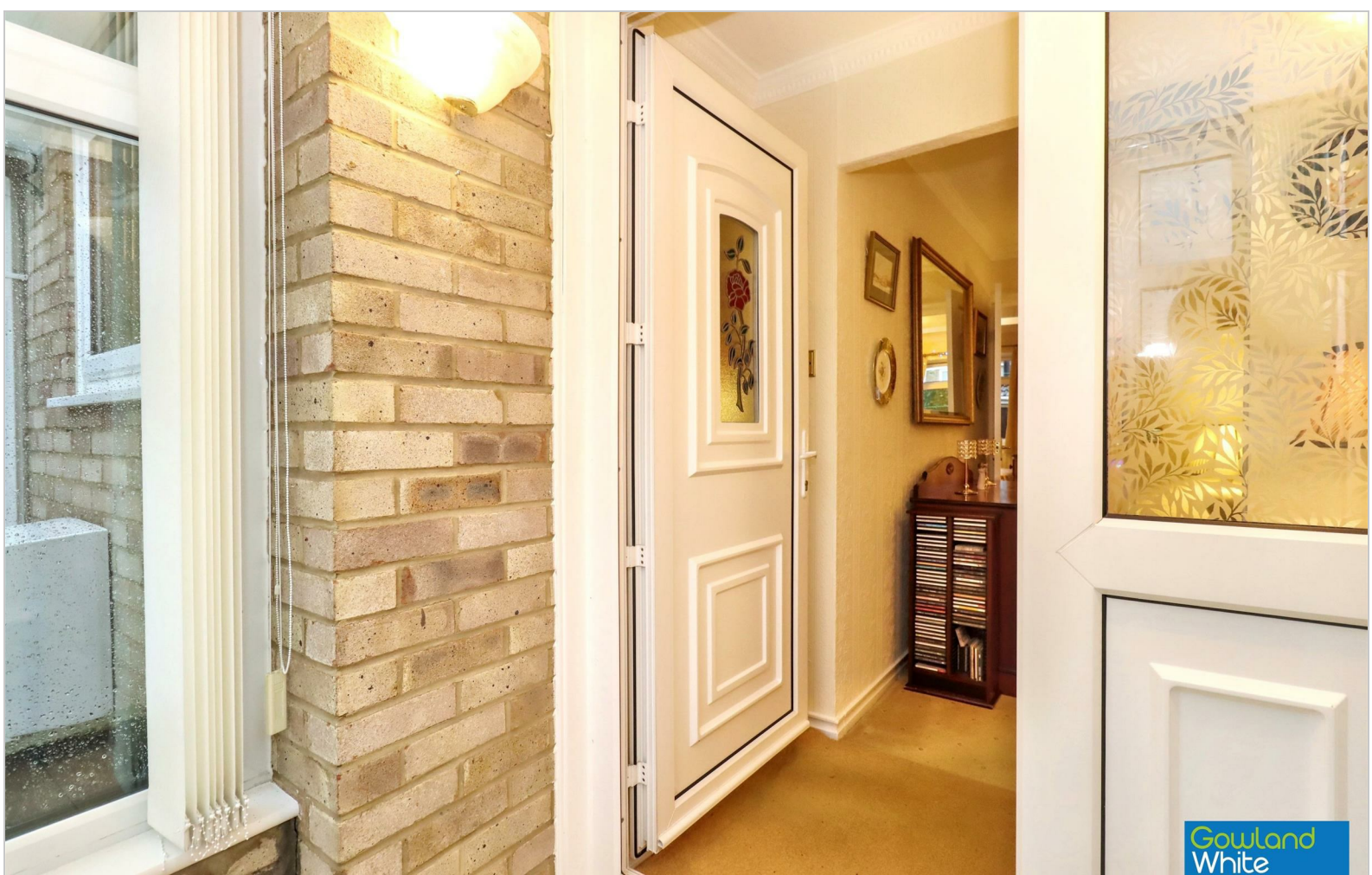
BEDROOM THREE  
10'1" x 6'1" (3.07m x 1.85m)

SHOWER ROOM  
6'4" x 5'5" (1.93m x 1.65m)

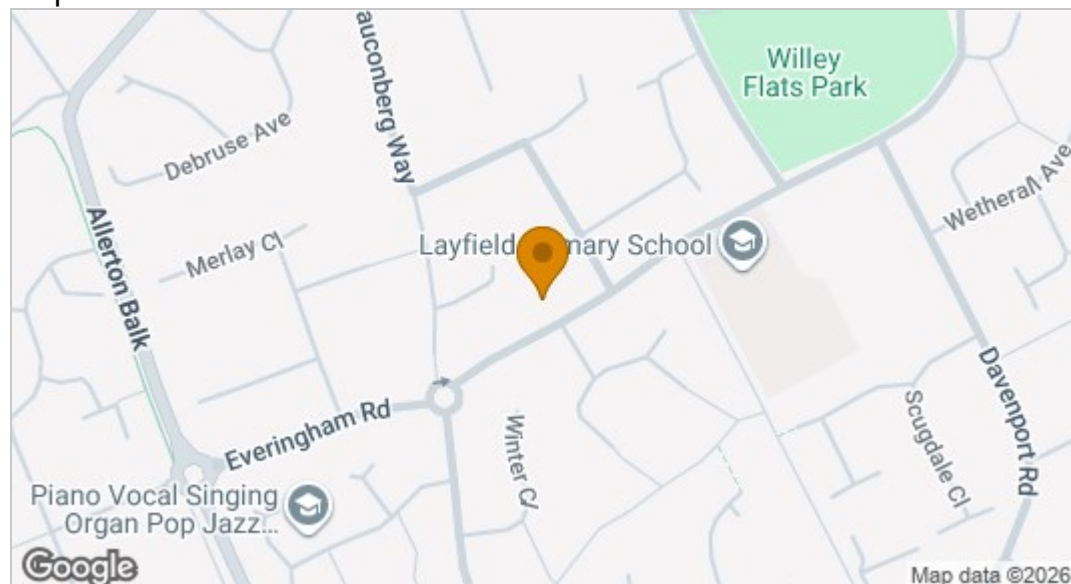
**AML PROCEDURE**  
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



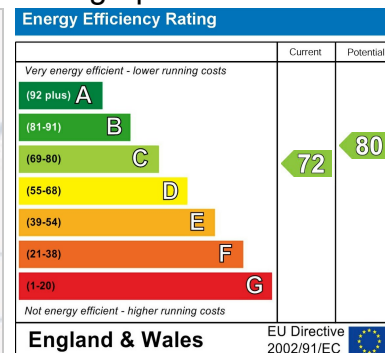




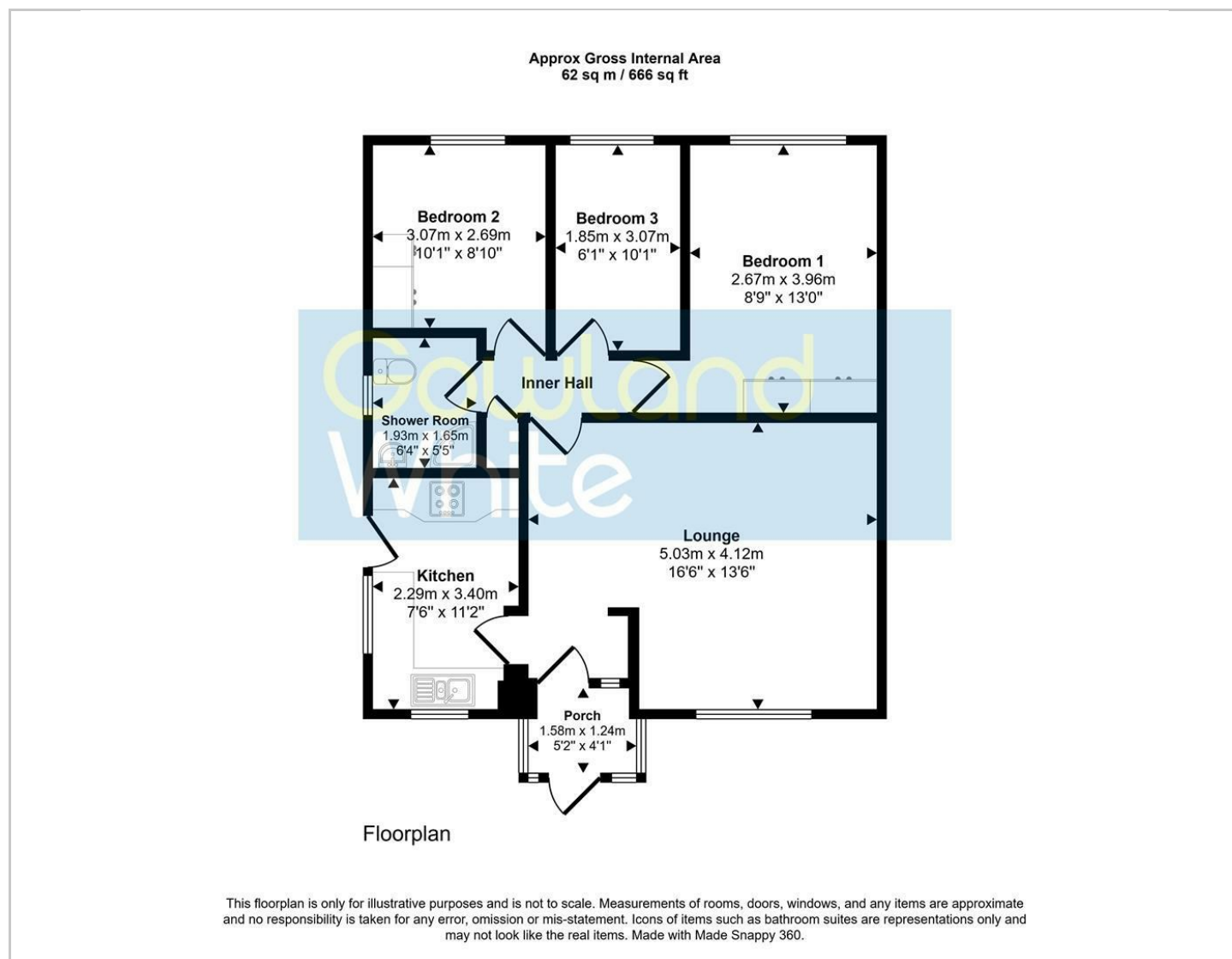
## Map



## EPC graph



## Floor Plan



## VIEWING

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

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