



Thornton Garth, Yarm, TS15 9XW

Located in a cul-de-sac, this extended four bedroom detached home offers spacious and well presented accommodation, together with excellent outside space and the convenience of being just a short stroll from Yarm High Street and excellent schools.

The welcoming entrance hall leads through to a lounge complete with gas fireplace. To the rear of the property is a separate dining room, which opens into an extended garden room, this versatile additional space provides an ideal setting for relaxing or entertaining and enjoys direct access to the rear garden.

The rear garden has been designed with low-maintenance in mind, incorporating both patio and decking areas, with access to a separate single garage, while to the front a large driveway provides generous off-street parking and leads to the property's garages.

The shaker style kitchen provides a stylish and practical heart to the home, fitted with a range of shaker style units and integrated appliances including a fridge/freezer, washing machine, dishwasher, Neff Slide & Hide oven and hob. The kitchen flows naturally into a breakfast room area, creating a useful space for informal dining. A handy ground floor WC completes the accommodation at this level.

To the first floor are four generously sized bedrooms, providing excellent flexibility for family living, guests or home working. All four bedrooms benefit from built in storage, with three having integral wardrobes. The master bedroom features an en-suite, while the remaining bedrooms are served by a family bathroom with bath and overhead shower.

The property further benefits from double glazing and gas central heating controlled via a Hive system, providing convenient and flexible control of the home's heating.

Offering a combination of generous accommodation, attractive presentation, excellent parking and a highly desirable Yarm location, this is a superb opportunity for family buyers.

£450,000



Thornton Garth, Yarm, TS15 9XW

HALLWAY

KITCHEN

12'4" x 8'8" (3.76m x 2.64m)

BREAKFAST ROOM

7'19" x 7'5" (2.13m x 2.26m)

DININING ROOM

11'4" x 8'7" (3.45m x 2.62m)

GARDEN ROOM

8'2" x 12'2" (2.49m x 3.71m)

DOWNSTAIRS WC

5'5" x 2'4" (1.65m x 0.71m)

LOUNGE

15'10" x 11'1" (4.83m x 3.38m)

LANDING

BEDROOM ONE

14'4"x 10'6" (4.37mx 3.20m)

ENSUITE

6'3" x 5'0" (1.91m x 1.52m)

BEDROOM TWO

11'3" x 11'5" (3.43m x 3.48m)

BEDROOM THREE

9'1" x 9'4" (2.77m x 2.84m)

BEDROOM FOUR

8'11" x 8'6" (2.72m x 2.59m)

BATHROOM

8'2" x 5'9" (2.49m x 1.75m)

GARAGE

7'4" x 10'8" (2.24m x 3.25m)

AML PROCEDURE

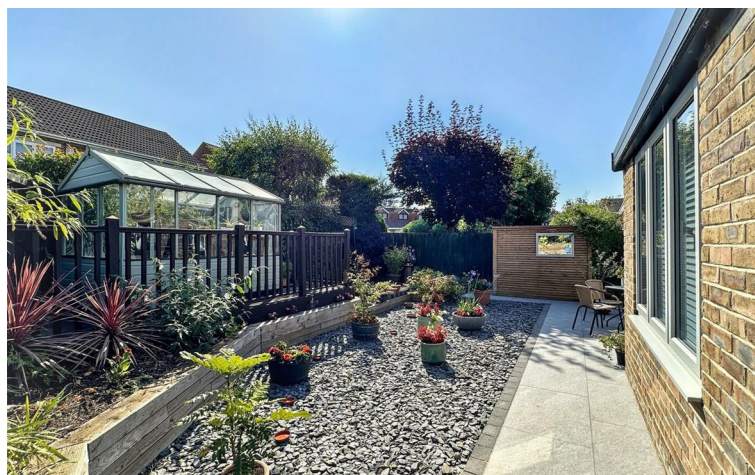
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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



Thornton Garth, Yarm, TS15 9XW

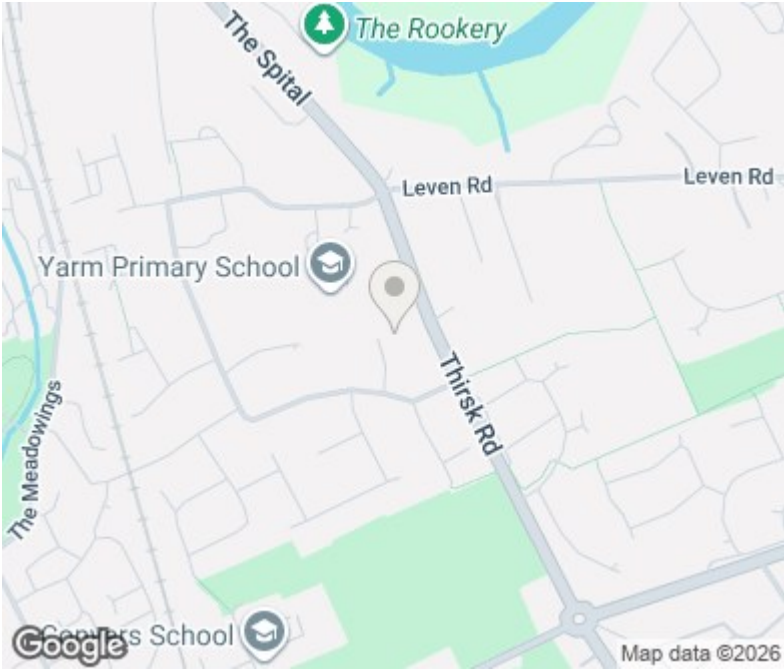
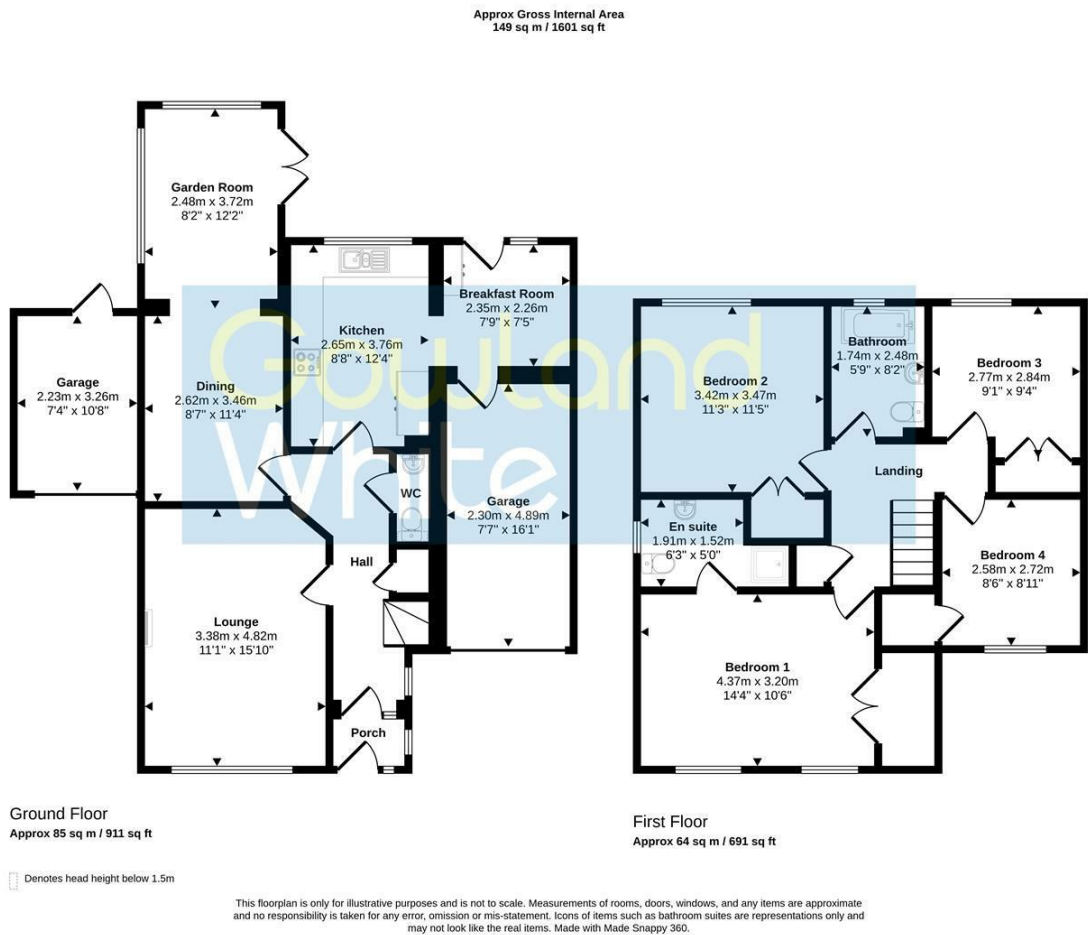


Thornton Garth, Yarm, TS15 9XW





Thornton Garth, Yarm, TS15 9XW



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		
England & Wales	EU Directive 2002/91/EC	82

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk