

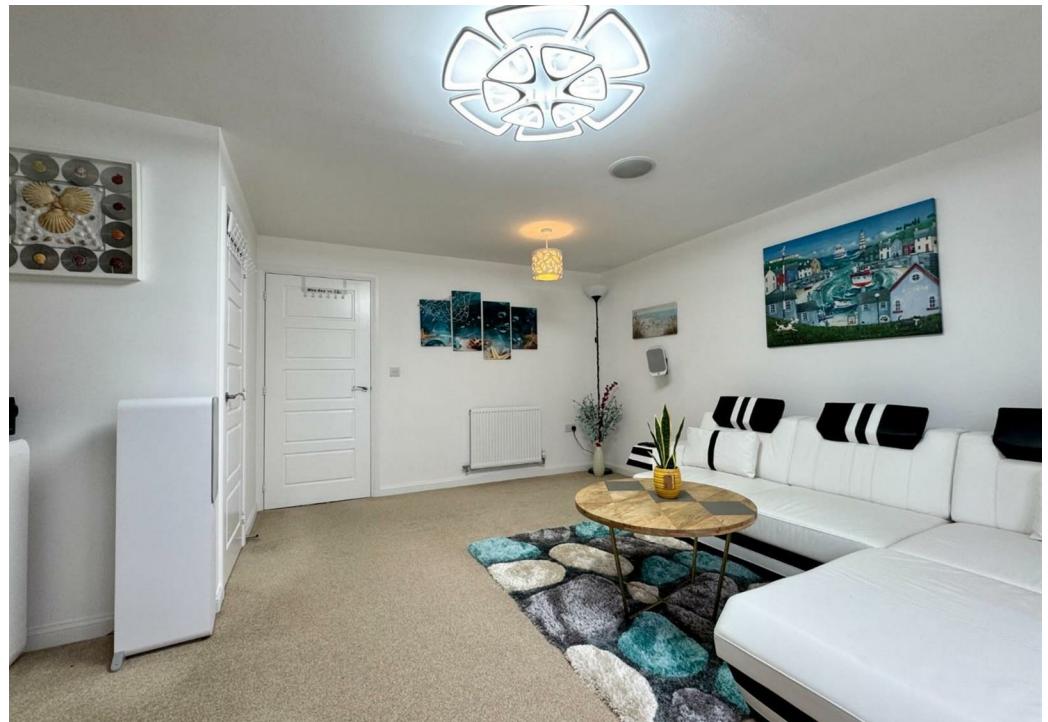


**Mallard Drive, Yarm, TS15 9FD**  
**3 Bed - House - Detached**  
**£240,000**

**Council Tax Band: C**  
**EPC Rating: B**  
**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS



## Mallard Drive, TS15 9FD

A modern and well-presented three-bedroom detached new-build home, located on the popular Leven Woods development in Yarm and being sold with NO ONWARD CHAIN making it an attractive prospect. Designed with contemporary living in mind, this property is perfectly suited to young professionals, growing families, or investors seeking a low-maintenance, ready-to-move-into home.

The accommodation briefly comprises a welcoming entrance hallway with downstairs WC, and a modern fitted kitchen. To the rear is a bright and spacious open-plan living/dining room, featuring French doors that open directly onto the garden—ideal for entertaining and family living.

To the first floor, the landing leads to two generous double bedrooms, including a main bedroom with en-suite shower room, a third single bedroom ideal as a nursery, home office or guest room, and a stylish three-piece family bathroom.

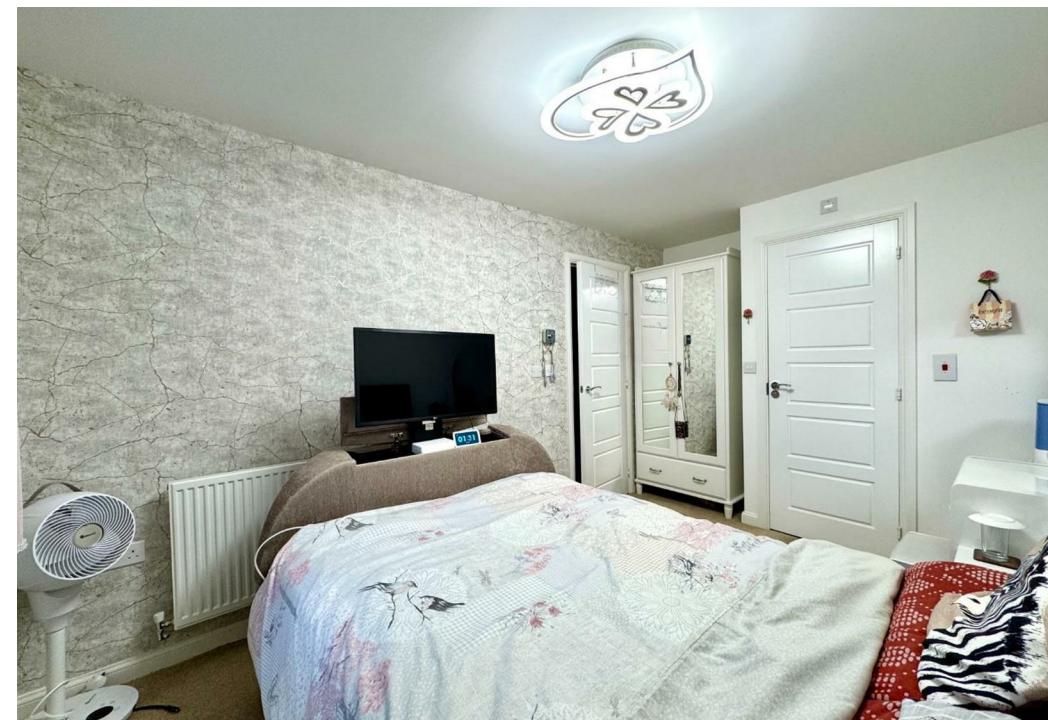
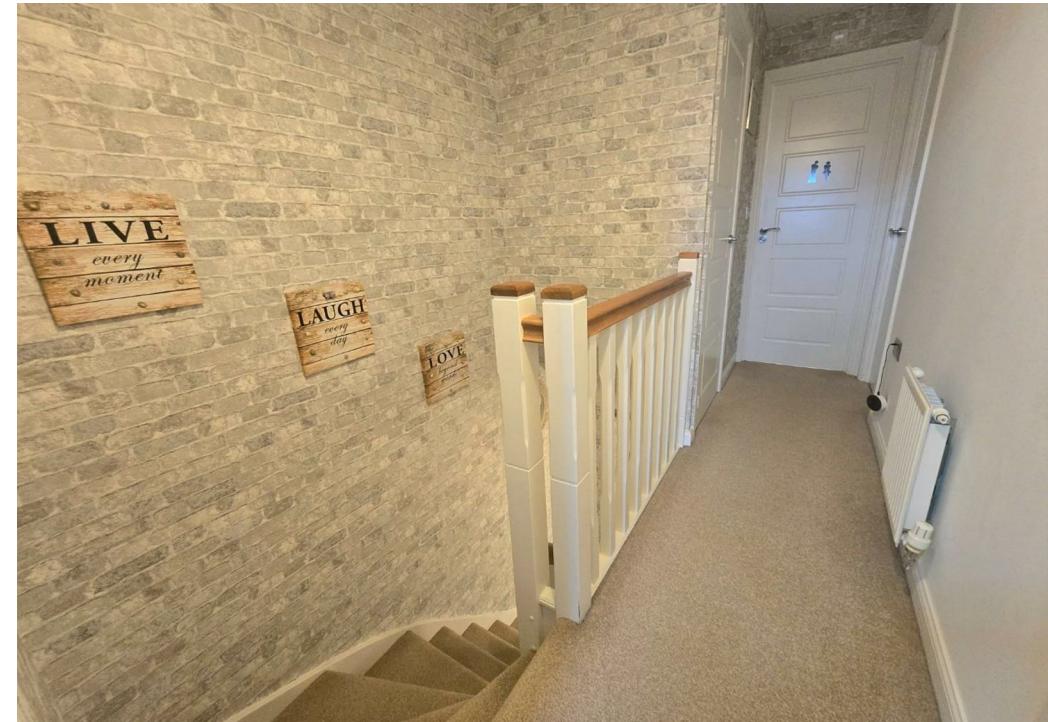
Externally, the property benefits from a small front garden and a side driveway providing ample off-street parking along with an electric car charging point. The landscaped rear garden is designed for low maintenance and includes a good-sized summerhouse, perfect for storage, hobbies or home working.

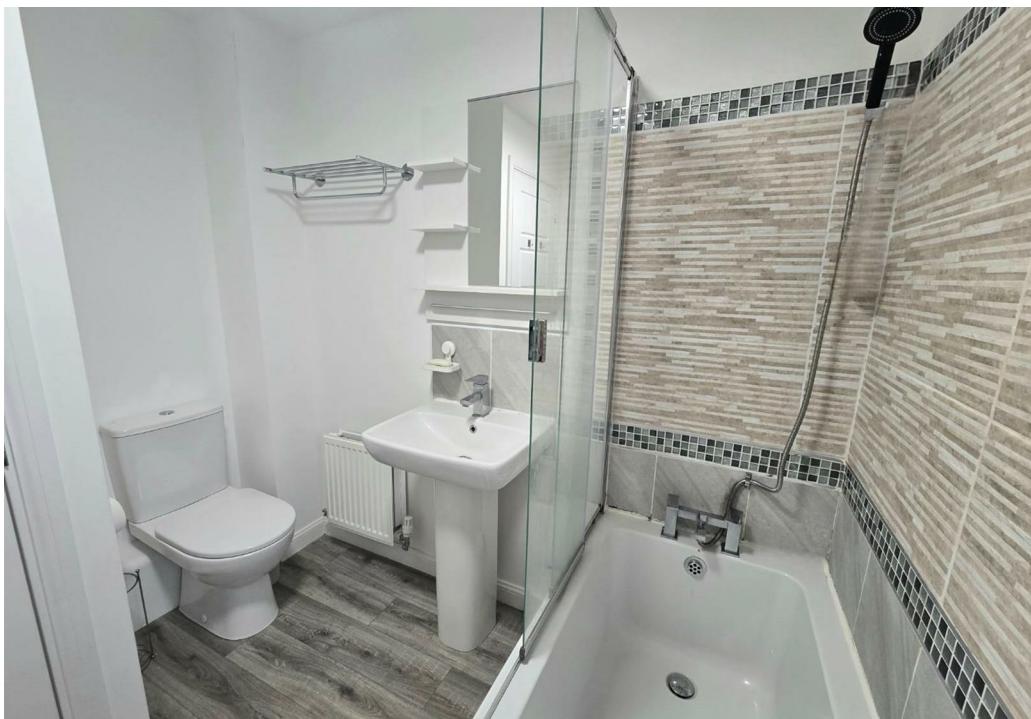
Leven Woods is a highly regarded modern development within Yarm, offering excellent access to road and rail links, making it ideal for commuters. Yarm High Street is nearby, providing a wide range of independent shops, cafés, bars and restaurants. The area is particularly popular with families due to its highly rated primary and secondary schools, as well as green spaces and riverside walks.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

- No Chain Sale
- Ideal Purchase for First Time Buyer or Investor
- Situated within the sought after Leven Woods Development in Yarm
  - Close to Local Amenities, Including Yarm Train Station
  - Master Bedroom with En-Suite Shower Room
  - Landscaped Rear Garden
  - Ample of Off-Street Parking
  - Electric car charger









Approximate total area<sup>(1)</sup>

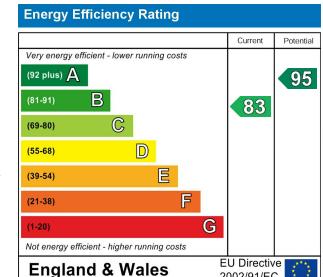
757 ft<sup>2</sup>  
70.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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