



St. Nicholas Gardens, Yarm, TS15 9SJ

Situated within the ever popular Leven Park development, this extended, detached family home offers spacious, flexible accommodation ideally suited to modern family life. Well presented throughout, the property combines contemporary styling with a practical layout, providing generous living space both inside and out.

The ground floor features a welcoming entrance hallway with a convenient WC and a large lounge. To the rear, the heart of the home is the spacious open plan kitchen with ample room for dining and everyday living, opening directly onto the rear garden. This fantastic space is complemented by a separate utility room and an additional study, ideal for home working, hobbies or, as previously used, an additional bedroom as well as a small sun room also leading out to the garden.

Upstairs, the property offers four well proportioned bedrooms. The spacious master bedroom benefits from both a dressing area and an en suite shower room, while a second bedroom also enjoys the convenience of its own en suite. Two further bedrooms are served by a modern family bathroom, providing comfortable accommodation for the whole family.

Externally, the home enjoys a beautifully designed, low maintenance rear garden, perfect for both relaxing and entertaining. The outdoor space features a covered seating area, ideal for year round enjoyment, together with a BBQ/bar area, creating the perfect setting for hosting family and friends. A double garage with electric doors and an electric vehicle charging point provides excellent parking and storage.

Further enhancing the property's appeal are the installed solar panels, offering improved energy efficiency and lower running costs.

Offering generous family accommodation in one of Yarm's most desirable residential locations, with excellent access to well regarded schools, local amenities and transport links, this is a superb opportunity to purchase a family home.

Offers In The Region Of £495,000



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HALLWAY

LOUNGE

16'4" x 12'7" (4.98m x 3.84m)

KITCHEN

19'11" x 11'8" (6.07m x 3.56m)

DINING ROOM

18' x 8'5" (5.49m x 2.57m)

UTILITY ROOM

10'9" x 5'7" (3.28m x 1.70m)

DOWNSTAIRS WC

SUNROOM

8'10" x 6'6" (2.44m x 1.98m)

STUDY

17'1" x 5'11" (5.21m x 1.80m)

LANDING

BEDROOM ONE

17' x 9'9" (5.18m x 2.97m)

ENSUITE

10'10" x 5'6" (3.30m x 1.68m)

BEDROOM TWO

11'4" x 9'11" (3.45m x 3.02m)

ENSUITE SHOWER ROOM

11'10" x 5'4" (3.61m x 1.63m)

BEDROOM THREE

9'10" x 6'11" (3.00m x 2.11m)

BEDROOM FOUR

10'10" x 9'8" (3.30m x 2.95m)

BATHROOM

6'8" x 6'4" (2.03m x 1.93m)

DOUBLE GARAGE

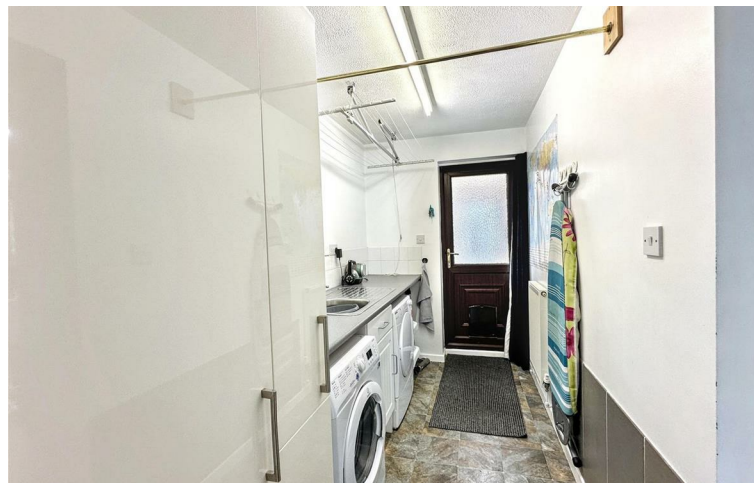
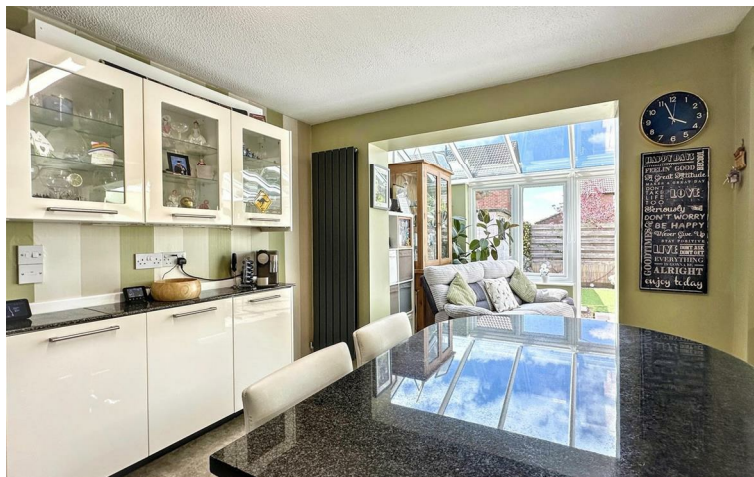
19'2" x 17'1" (5.84m x 5.21m)

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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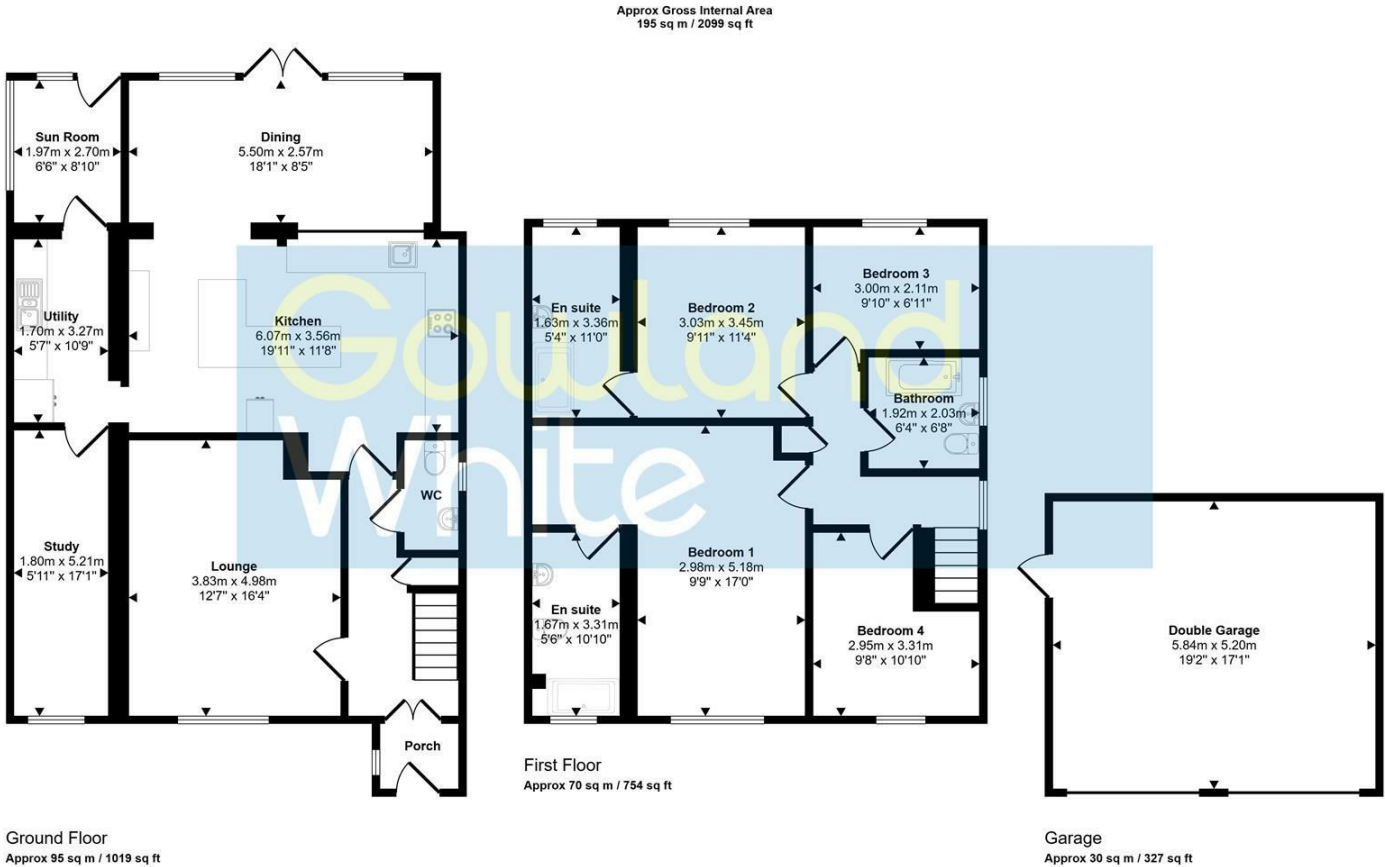


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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.

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