GowlandWhite

Hornbeam Drive, Yarm, TS15 9BJ

Located on the Tall Trees development, this beautifully presented four bedroom semi-detached home offers a stylish, move-in-ready interior, a landscaped rear garden and a detached garage with a long driveway. Built by Avant Homes and finished with thoughtful upgrades throughout, including an upgraded kitchen, shutters, slimline worktops and elegant panelling, it delivers a polished feel from the moment you step inside.

The kitchen is a standout space, fitted with two ovens, a warming drawer, gas hob, dishwasher and fridge/freezer. It opens into a generous dining and living area where bifold doors lead directly out to the rear garden, creating a seamless flow ideal for everyday living and entertaining. A useful utility cupboard sits close by. A WC completes the ground floor.

Upstairs, the landing features smart panelling. The first floor hosts two bedrooms, including the main bedroom with built-in wardrobes, stylish panelling and its own en-suite. The second bedroom on this floor is also a comfortable double, offering excellent versatility for guests, children or home working.
The top floor provides a further two bedrooms along with the family bathroom.

The landscaped rear garden combines paved patio and lawn, enjoying a pleasant rear aspect, while the detached garage and driveway provide excellent parking and storage.

The location is a major attraction. Within walking distance of Conyers Secondary School and Yarm train station, the home is perfectly placed for families and commuters. Yarm High Street is also easily reached, offering cobbled streets lined with cafés, restaurants, boutique shops and bars, along with lovely riverside walks that add to the area's charm.

Stylish and superbly located, this is a home that offers modern comfort and convenience in one of Yarm's most desirable settings.

£295,000

4 2 1 B

HALLWAY

KITCHEN
10' x 12'3" (3.05m x 3.73m)

LOUNGE/DINING ROOM
13'8" x 20'11" (4.17m x 6.38m)

DOWNSTAIRS WC
4'10" x 5'10" (1.47m x 1.78m)

LANDING

BEDROOM ONE
10'9" x 9'5" (3.28m x 2.87m)

ENSUITE
7'5" x 4'10" (2.26m x 1.47m)

BEDROOM FOUR
9'9" x 10' (2.97m x 3.05m)

LANDING

BEDROOM TWO
13'2" x 8'8" (4.01m x 2.64m)

BEDROOM THREE
12'4" x 9'5" (3.76m x 2.87m)

BATHROOM
7'2" x 6'4" (2.18m x 1.93m)

GARAGE
19'7" x 9'9" (5.97m x 2.97m)

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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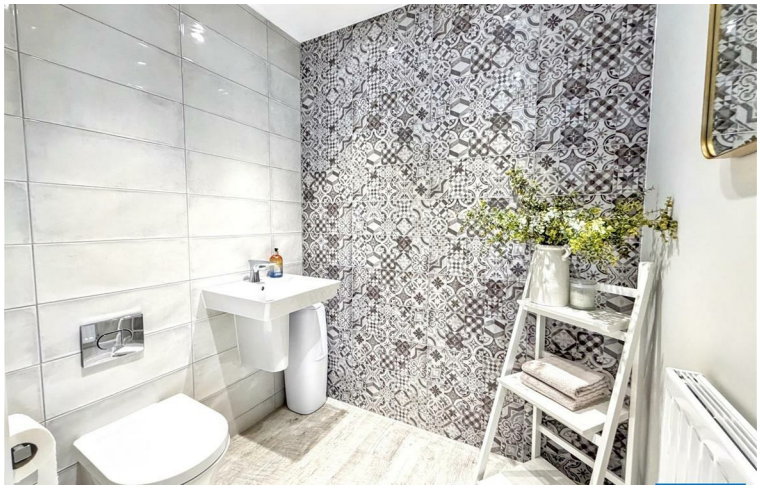

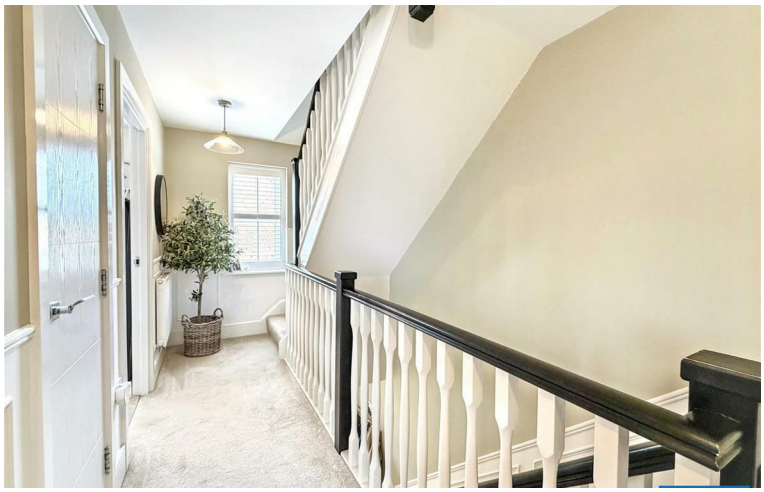

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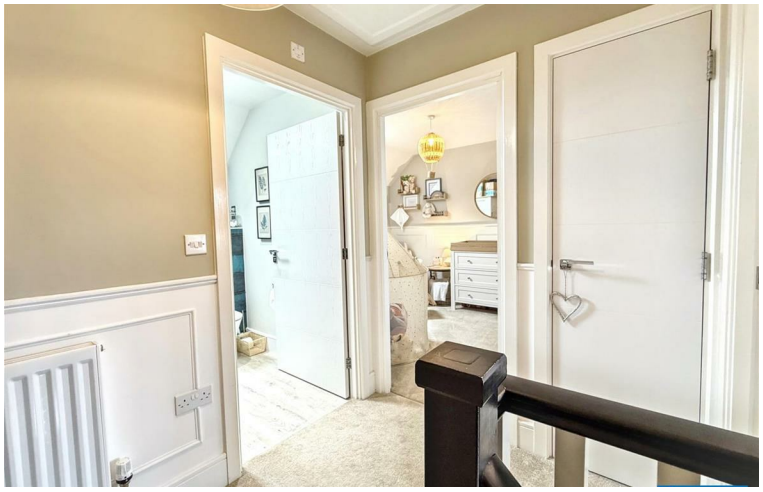

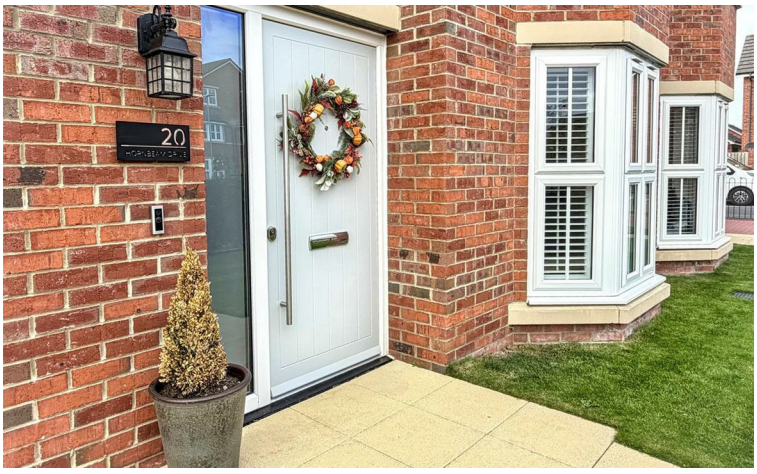

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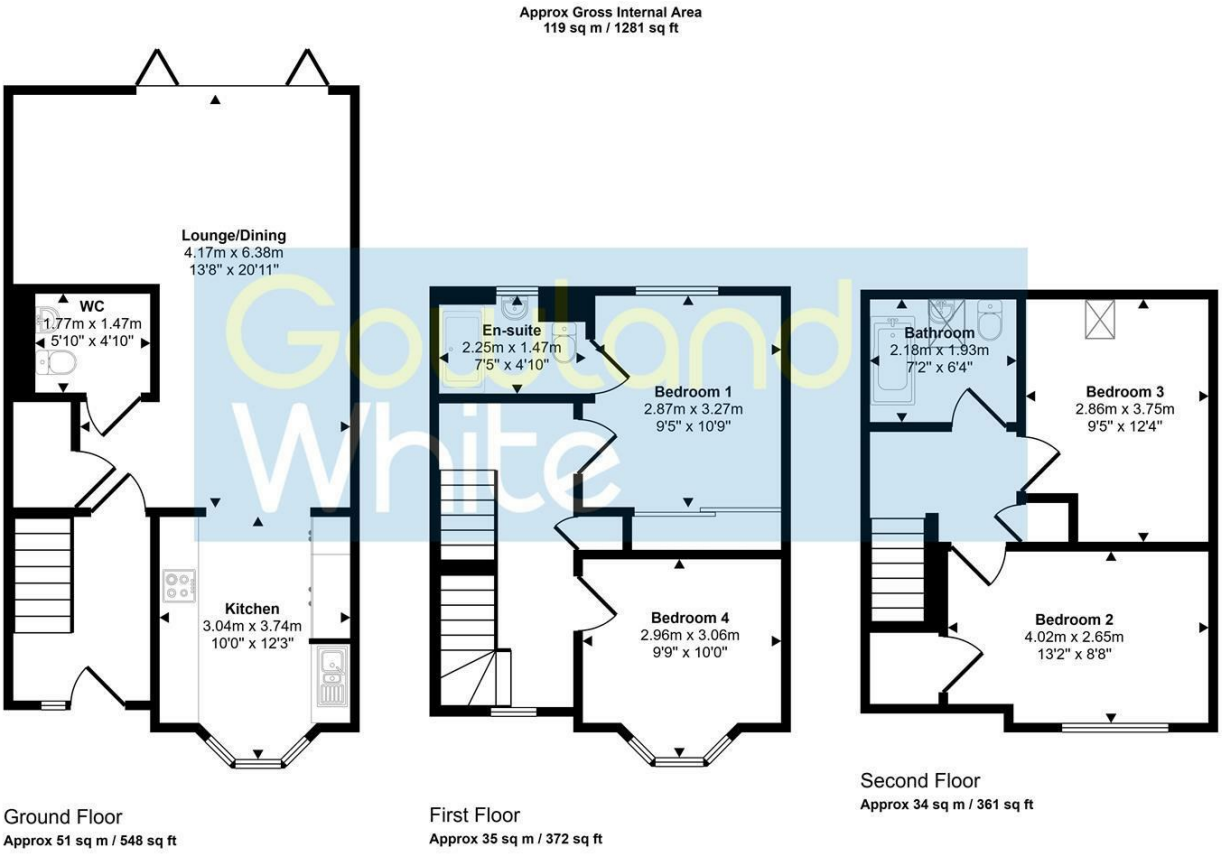
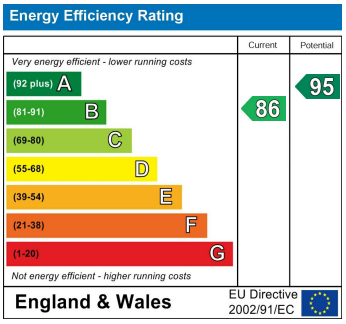
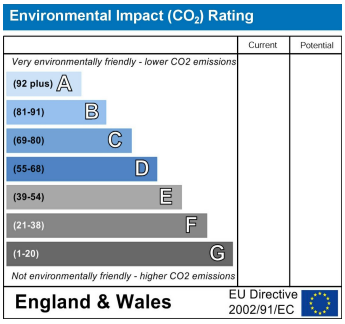


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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

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