GowlandWhite



Howden Dike, Yarm, TS15 9UP

An outstanding detached home occupying a prime position within the Leven Park development, ideally situated within walking distance of both Levendale Primary School and Conyers Secondary School. Significantly extended, this impressive family residence offers approximately 2,045 sq ft of extensive and versatile accommodation, perfectly suited to modern family living.

The property opens through a porch into a welcoming hall with a useful ground floor WC. To the front, the original lounge enjoys a walk-in bay window space, whilst a separate study offers an ideal space for home working. The true heart of the home lies to the rear where the substantial extensions have created a superb arrangement of living space. A spacious living room with bifold doors opens onto the rear garden and flows effortlessly into the dining area and kitchen which also benefits from bifold doors, creating an abundance of natural light and a fantastic environment for entertaining. The utility room is fitted with additional storage cupboards, a sink unit and space for two appliances, whilst the converted garage space currently serves as a gym, providing flexibility for a variety of uses.

To the first floor are five bedrooms, making this an excellent home for growing families. The principal bedroom benefits from a walk-in wardrobe and an en-suite shower room, while a second double bedroom also enjoys an en-suite. Three further bedrooms are served by a family shower room, with one room currently utilised as a study.

Externally, the property continues to impress. The front provides ample off road parking and incorporates an EV charging point. To the rear, the enclosed rear garden features lawn and patio areas alongside a superb outdoor gazebo with fitted kitchen area, ideal for hosting family and friends throughout the year.

Combining substantial family accommodation with a great location, the property lies within easy reach of a variety of shops, highly regarded schooling and Yarm High Street.

£524,000

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PORCH

HALLWAY

LOUNGE
12'9" x 14'2" < 22'6" (3.89m x 4.32m < 6.86m)

STUDY
7'1" x 4'8" (2.16m x 1.42m)

UTILITY ROOM
13'11" x 8'1" (4.24m x 2.46m)

GYM/STORE
12'5" x 9'9" (3.78m x 2.97m)

LIVING ROOM
19'8" x 13'11" (5.99m x 4.24m)

DINING ROOM
13'2" x 13'1" (4.01m x 3.99m)

KITCHEN
14'11" x 12'10" (4.55m x 3.91m)

LANDING

BEDROOM ONE
14'11" x 13'9" (4.55m x 4.19m)

EN SUITE
7'2" x 6'8" (2.18m x 2.03m)

BEDROOM TWO
14'2" x 10' (4.32m x 3.05m)

EN SUITE
7'9" x 2'5" (2.36m x 0.74m)

BEDROOM THREE
11'2" x 10'1" (3.40m x 3.07m)

BEDROOM FOUR
9'4" x 7'1" (2.84m x 2.16m)

BEDROOM FIVE
11'1" x 6' (3.38m x 1.83m)

SHOWER ROOM
6'8" x 6'3" (2.03m x 1.91m)

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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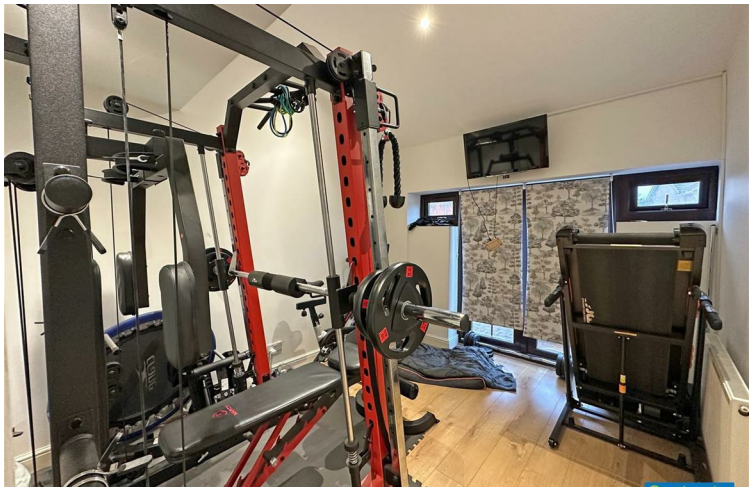


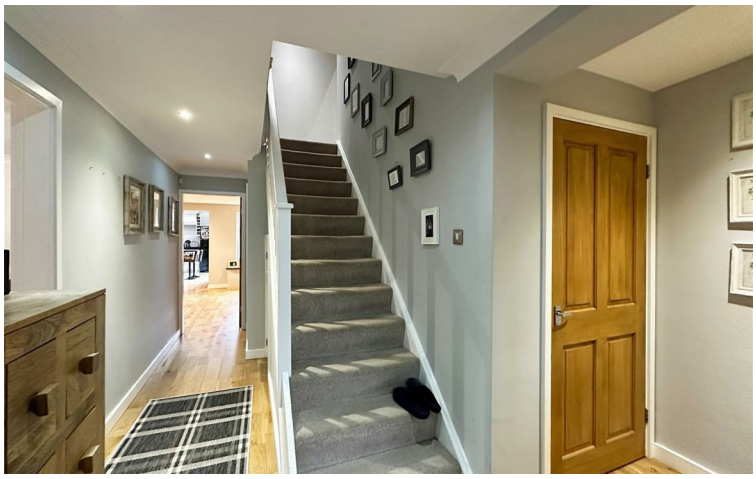




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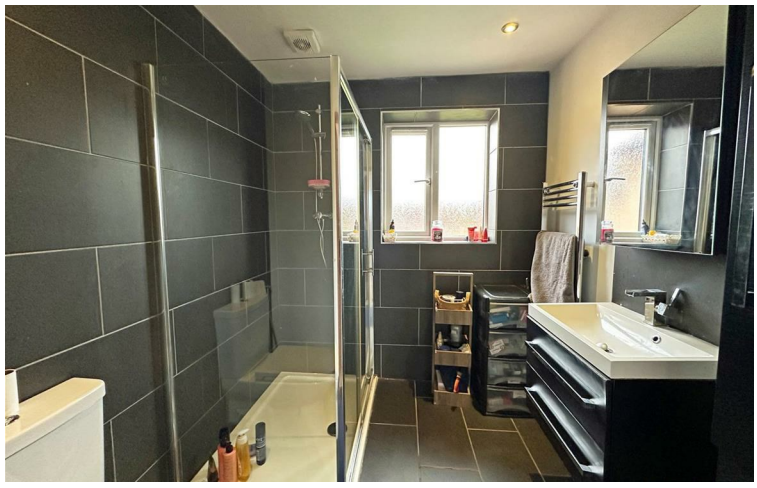














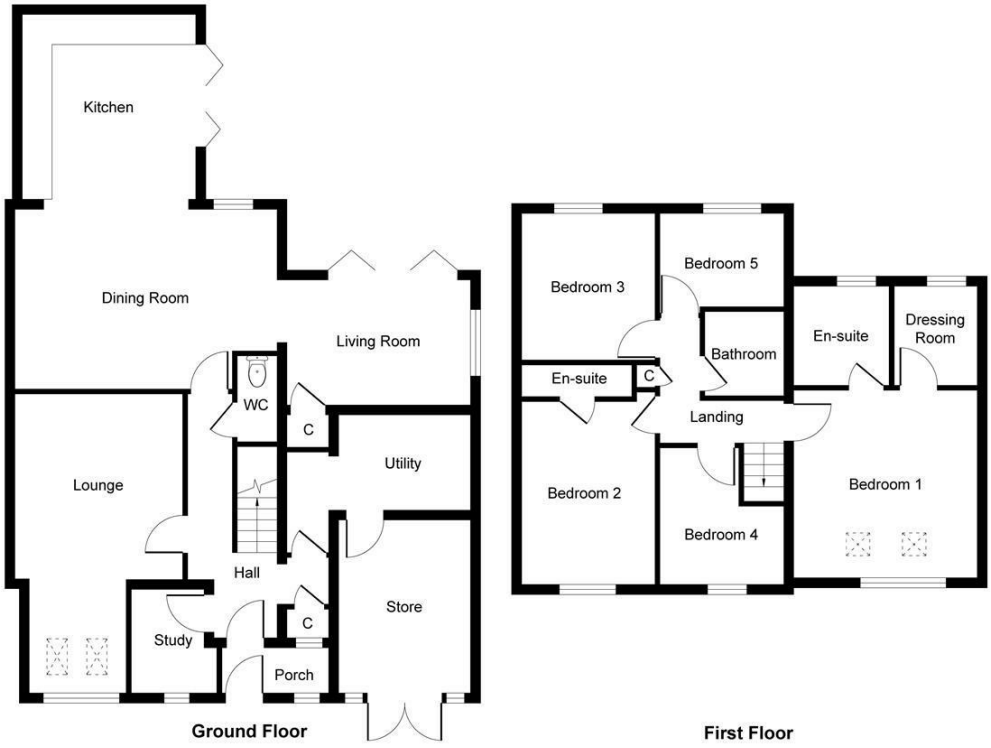


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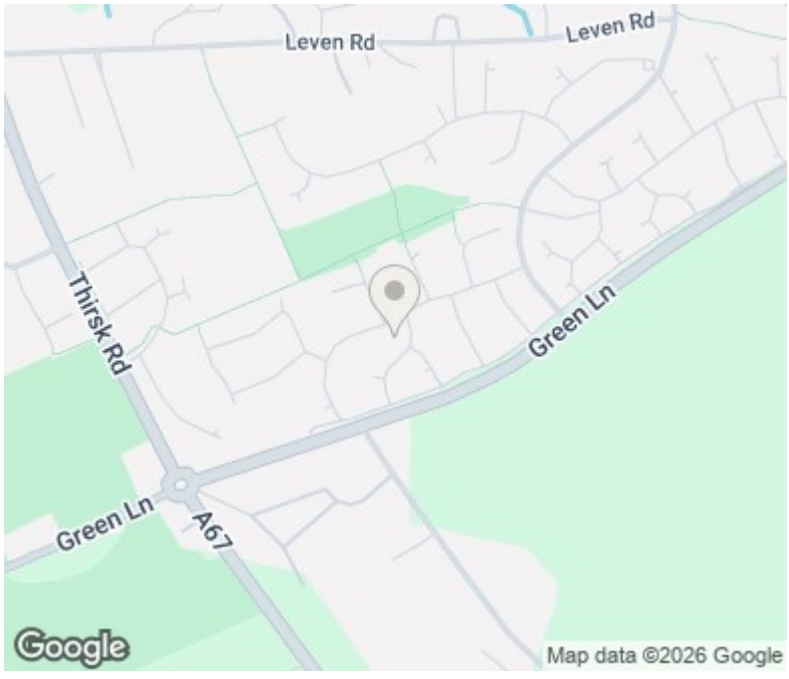


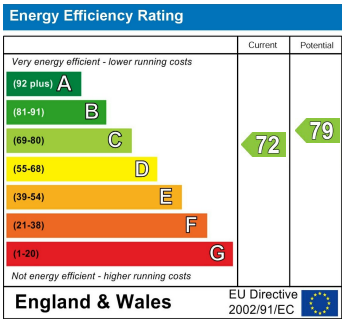


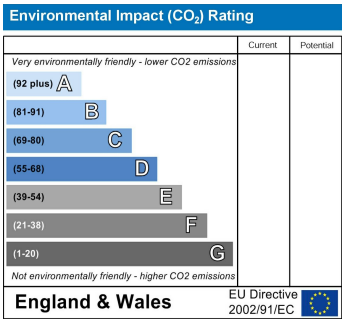
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING
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