

1 Elms Way, Yarm

£390,000

Michael Poole
SALES · LETTINGS · AUCTIONS



1 Elms Way

Yarm

- Presented to An Exceptionally High Standard, An Outstanding Four Bedroom Detached Family Home with SOUTHEAST Rear Aspect
- Constructed By Avant Homes to The Rosebury Design & Situated on The Prestigious Tall Trees Development in Yarm
- Extensively Upgraded Over & Above the Standard Specification with High Quality Fittings, Gas Central Heating System & Double Glazing
- Stunning Open Plan Kitchen/Diner with Built-In Oven, Gas Hob, Microwave Oven, Integrated Fridge/Freezer & Dishwasher
- Delightful Living Room/Family Room with Bi-Folding Doors Opening to The Rear & Spacious Lounge with Front Bay Window
- Utility Room & Cloakroom/WC
- Four Spacious Bedrooms with Master Having an En-Suite Shower Room & Impressive Family Bathroom with White Suite
- Occupying A Delightful Plot with Attractive Landscaped Gardens, Block Paved Double Width Driveway & Spacious Single Garage
- Excellent Location Close to Highly Regarded Schooling & Yarm Railway Station

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Presented to An Exceptionally High Standard, An Outstanding Four Bedroom Detached Family Home with SOUTHEAST Rear Aspect Constructed by Avant Homes to The Rosebury Design & Situated on The Prestigious Tall Trees Development in Yarm.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.











GROUND FLOOR

Entrance Hallway

Lounge - 15' 3" x 9' 10" (4.64m x 2.99m) Measured into bay.

Open Plan Kitchen/Diner - 16' 9" x 13' 0" (5.11m x 3.97m)

Living Room/Family Room - 17' 1" x 10' 2" (5.20m x 3.09m)

Utility Room - 6' 1" x 4' 10" (1.86m x 1.48m)

Cloakroom/WC - 5' 5" x 5' 1" (1.66m x 1.54m)

FIRST FLOOR

Landing

Master Bedroom - 13' 3" x 11' 11" (4.03m x 3.64m)
Fitted wardrobes.

En-Suite Shower Room - 8' 2" x 4' 6" (2.50m x 1.38m)

Bedroom Two - 12' 6" to robes x 9' 1" (3.82m to robes x 2.77m)
Fitted wardrobes.

Bedroom Three - 10' 4" x 10' 3" (3.46m reducing to 2.86m x 3.13m)

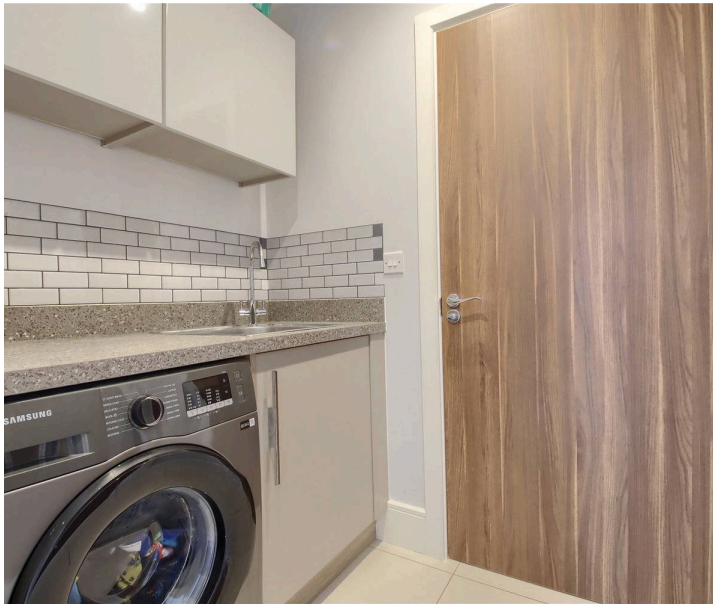
Bedroom Four - 12' 8" x 7' 5" (3.85m x 2.27m)

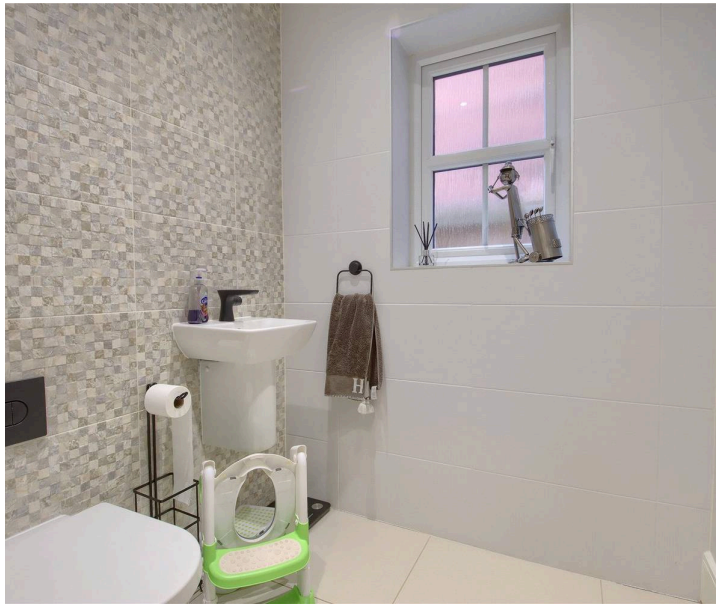
Bathroom - 7' 1" x 6' 4" (2.17m x 1.93m)

EXTERNALLY

Gardens & Garage
Lawned front garden with hedging and a block paved double width driveway leads to the single garage with up and over door, power points and lighting. The delightful rear garden is enclosed and enjoys a Southeast aspect. There is an astro turf lawn, extensive paved patio area and shrub section. In addition, there is a side access path and gate.























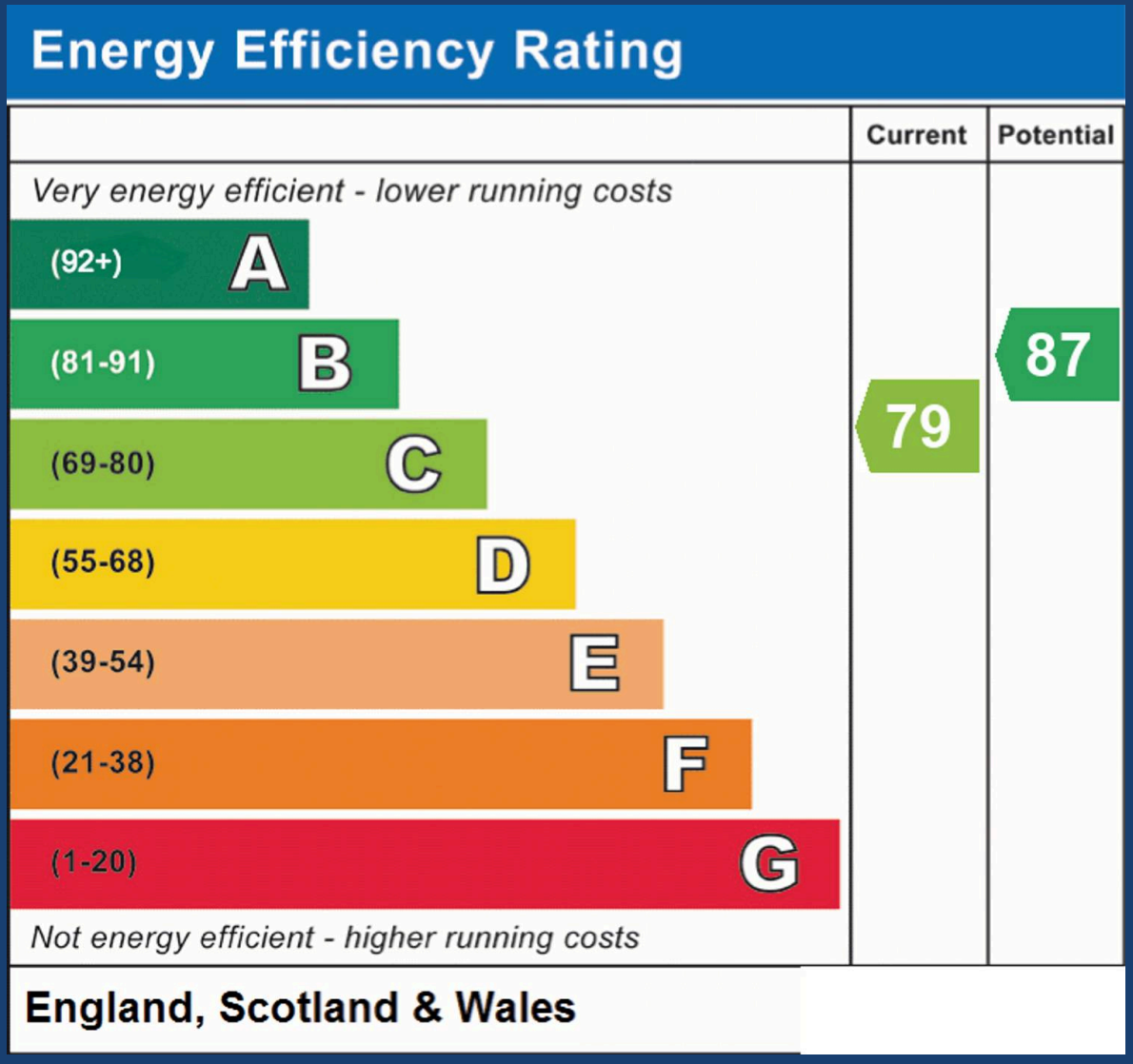
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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