



## Holly Pond Court, Yarm, TS15 9FU

An excellent three bedroom detached property on the sought-after Morley Carr Farm development. Constructed by Taylor Wimpey around 2021, and still under NHBC warranty, this family home is nicely positioned within a block paved cul-de-sac.

The stylish accommodation briefly includes an entrance hall, large cloaks/wc, lounge with double French doors out to the rear garden and a formal dining room on the ground floor. Upstairs is a master bedroom with en-suite shower room and two further bedrooms plus the family bathroom featuring a shower over the bath.

Externally to the front you will find an attractive garden with lawn and a young tree plus the double width drive, edged by laurel hedging. The excellent sized, south-west facing, rear garden features a substantial lawn, large paved patio and an outside tap.

Perfectly positioned for a short drive or even a stroll into Yarm High Street with its popular shops, bars and restaurants, and just a five minute drive to Yarm rail station. Highly regarded schools including Conyers Secondary School are nearby.

£275,000



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## HALL

## LOUNGE

14' x 10'5" (4.27m x 3.18m)

## KITCHEN

9'8" x 9'6" (2.95m x 2.90m)

## DINING ROOM

10'1" x 8'7" (3.07m x 2.62m)

## DOWNSTAIRS WC

8'6" x 3'7" (2.59m x 1.09m)

## LANDING

## BEDROOM ONE

13'6" x 10'5" (4.11m x 3.18m)

## ENSUITE

6'8" x 5' (2.03m x 1.52m)

## BEDROOM TWO

11'7" x 9'8" (3.53m x 2.95m)

## BEDROOM THREE

9'8" x 8'9" (2.95m x 2.67m)

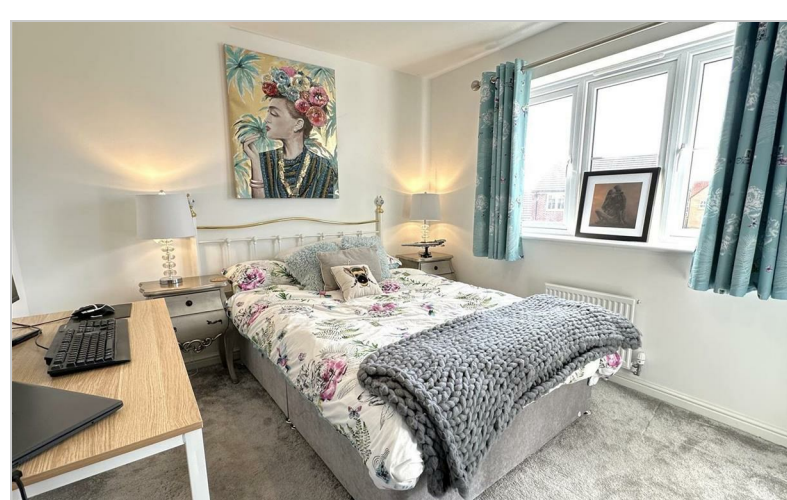
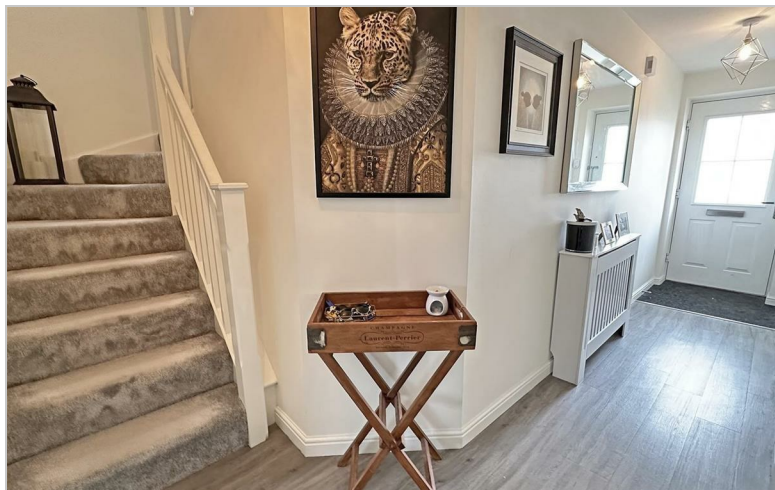
## BATHROOM

8'4" x 6'9" (2.54m x 2.06m)

## AML PROCEDURE

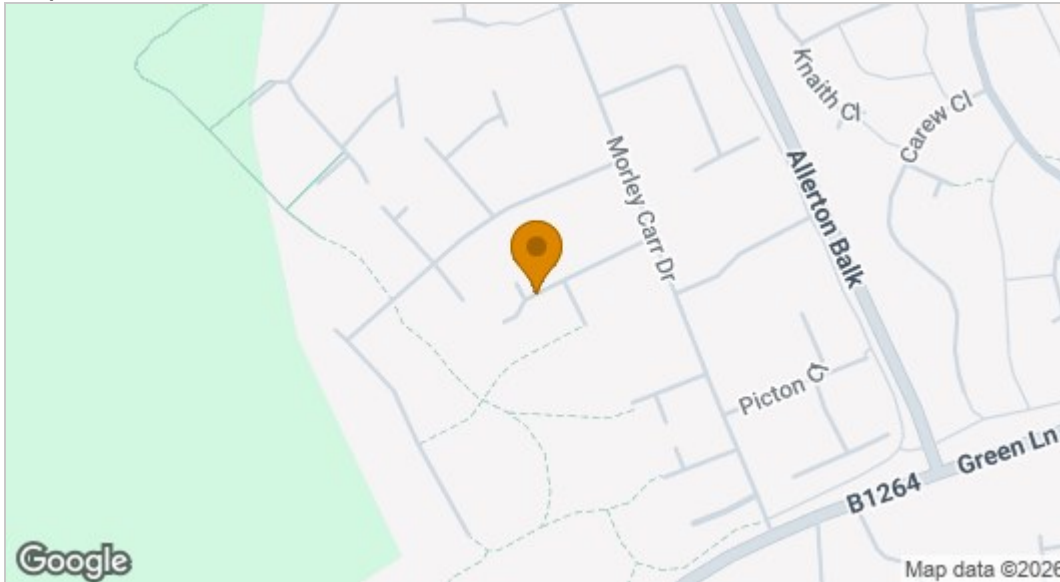
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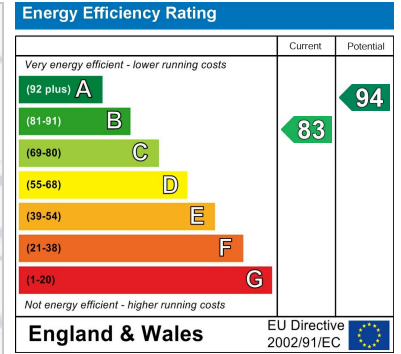




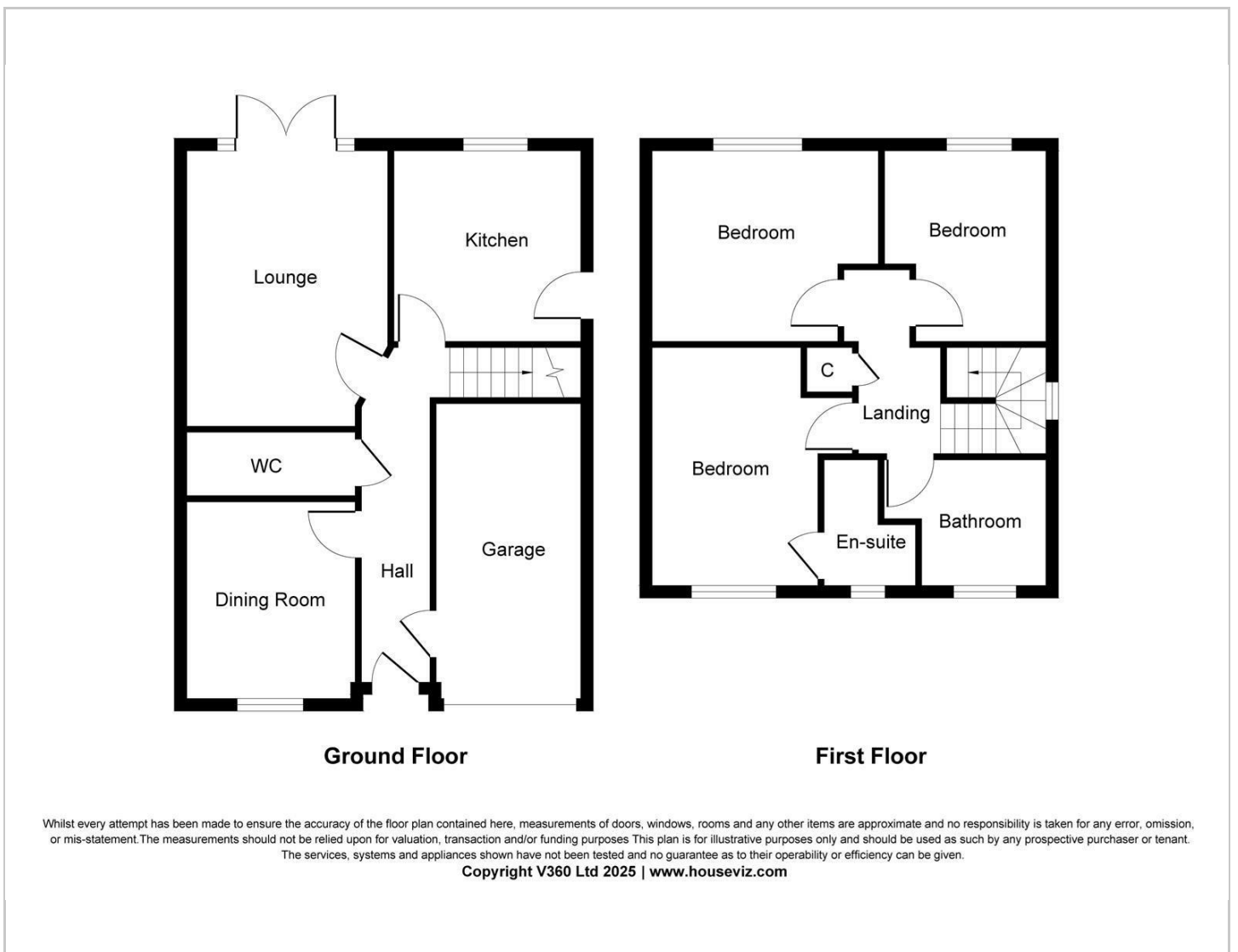
## Map



## EPC graph



## Floor Plan



## VIEWING

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

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