



24 Griffiths Close

, Yarm, TS15 9TZ

£325,000



Impressive Double-Fronted Four Bedroom Detached Family Home | Generous Cul-De-Sac Plot | Multiple Reception Spaces | Beautiful Garden & Summerhouse | Walking Distance To Yarm Station & Local Schools

Occupying a generous plot within a quiet cul-de-sac, this beautifully presented double-fronted detached home offers spacious and versatile family living in a highly convenient Yarm location. With four bedrooms, multiple reception spaces, a stylish kitchen, conservatory, utility, ground-floor WC, detached garage and an established rear garden with summerhouse, this is a home with plenty to offer both inside and out.



Positioned within the popular Griffiths Close development in Yarm, this attractive double-fronted detached property combines generous family accommodation with an excellent location close to schools, transport links and Yarm High Street.

The ground floor offers an impressive amount of living space and a layout that works particularly well for modern family life.

At the heart of the home is the stylish fitted kitchen, featuring a central island, Belfast-style sink, butcher's block work surfaces, double oven and French doors opening directly onto the rear garden.

The spacious lounge provides a welcoming place to relax, centred around a multi-fuel stove and flowing openly into the kitchen to create a sociable connection between the two spaces.

A separate second reception room provides further flexibility and could work equally well as a formal dining room, family room, playroom or home office, while the conservatory offers another light-filled space overlooking the garden.

Practicality hasn't been forgotten either, with a separate utility room and essential ground-floor WC.

To the first floor are four well-proportioned bedrooms together with the family bathroom, while the partially boarded loft provides useful additional storage.

Externally, the property continues to impress. The generous rear garden offers plenty of room for children, entertaining and relaxing, with established outdoor areas and a summerhouse which benefits from power and is included within the sale.

To the front, a large block-paved driveway provides ample off-road parking and leads to the detached garage, which has power and an apex roof offering further storage.

The property also benefits from a boiler installed approximately three years ago with the remainder of a 10-year warranty, providing additional reassurance for the next owners.

A spacious, flexible family home in a particularly convenient Yarm setting — early viewing is highly recommended.

Location

Griffiths Close enjoys a particularly convenient position within Yarm, combining the quieter surroundings of an established residential cul-de-sac with excellent access to the town's schools, transport links and amenities.

For families, Layfield Primary School is located just moments away, while Conyers School is also within easy walking distance. Yarm Primary School and the independent Yarm School are also readily accessible.

Yarm railway station is approximately half a kilometre from the postcode, making the location particularly convenient for commuters, while everyday essentials are available close by.

Yarm's historic High Street is also within easy reach and is well known for its attractive riverside setting and excellent selection of independent shops, cafés, restaurants and bars.

With schooling, rail connections, local amenities and Yarm town centre all close at hand, Griffiths Close is ideally positioned for family life while retaining the feel of a quiet residential setting.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us:

- Garage Door Is Up And Over, Power Supply Installed, Apex Roof For Further Storage
- The Dining Room Is A Garage Converted To Room By Previous Owners
- Lounge Log Burner Is Multi Fuel Burner With Certification When Installed
- The Summer House Is Included, There Is Also Power Inside
- There Is An Outdoor Water Tap At The Rear Of The Kitchen
- The Garden Fire Pit Does NOT Have Gas Supply

Disclaimer

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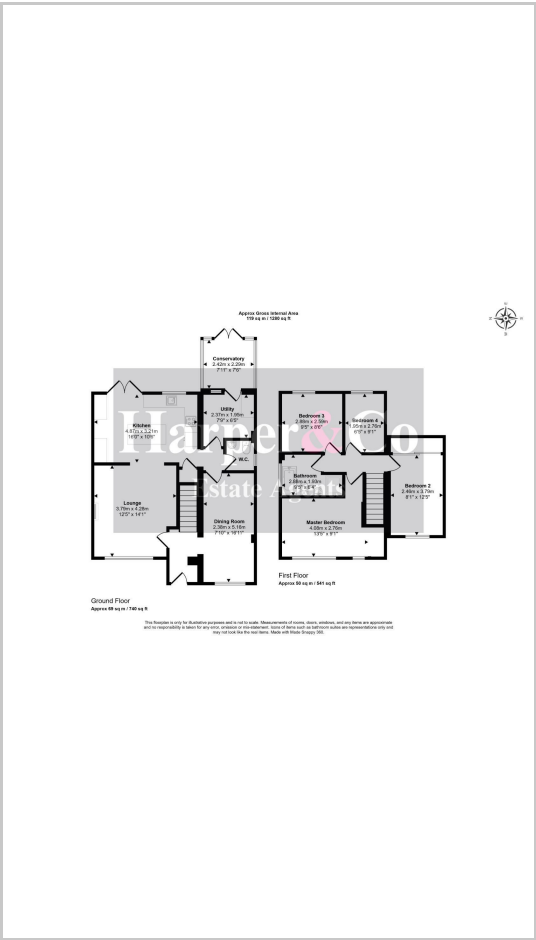
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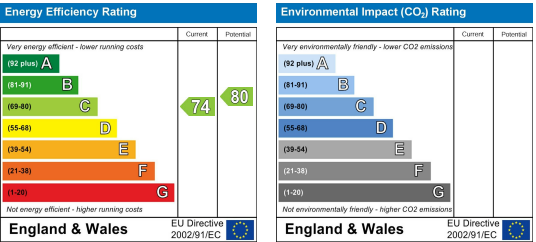
Area Map



Floor Plans



Energy Efficiency Graph



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.