GowlandWhite



Cherry Tree Drive, Yarm, TS15 9XZ

“The Cowesby” by Mulberry Homes is a superb three bedroom semi-detached family home built in 2024, offering modern design, high quality finishes and the reassurance of the remaining NHBC warranty. Ideally positioned within walking distance of Conyers School and Yarm Railway Station, and only a short drive from the vibrant Yarm High Street with its boutique shops, cafes, restaurants and bars. With gas central heating, double glazing, a single garage and a block-paved driveway providing parking for two cars, it is an excellent opportunity in one of Yarm’s desirable areas.

The entrance hall leads to a WC and a bright, welcoming lounge featuring a floor-to-ceiling window. This room has been thoughtfully upgraded with a bespoke media wall incorporating backlit recess panels, a wide three sided electric fire and a 100" TV included in the sale, creating a focal point and an ideal space for relaxation. To the rear, the open plan kitchen/dining room offers a stylish and practical layout, complete with an integrated induction hob, electric oven and fridge/freezer. French doors open onto the recently landscaped rear garden, allowing natural light to fill the space.

Upstairs, the landing leads to two generous double bedrooms and a third single bedroom currently used as a home office. The master bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary three piece family bathroom. The layout is well balanced, offering flexibility for families, guests or home working.

Externally, the property features a neat front lawn, ample off street parking on the block paved driveway and a single garage for additional storage or secure parking. The rear garden is south west facing and has been attractively landscaped and is mainly laid to lawn.

£230,000

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HALLWAY

LOUNGE
16'1" x 9'9" (4.90m x 2.97m)

KITCHEN/DINING ROOM
17'5" x 10'7" (5.31m x 3.23m)

DOWNSTAIRS WC
8'10" x 3' (2.69m x 0.91m)

LANDING

BEDROOM ONE
12'2" x 10'1" (3.71m x 3.07m)

ENSUITE
8'2" x 3'11" (2.49m x 1.19m)

BEDROOM TWO
10'3" x 10'1" (3.12m x 3.07m)

BEDROOM THREE
7'4" x 6'1" (2.24m x 1.85m)

BATHROOM
6'11" x 6'1" (2.11m x 1.85m)

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.







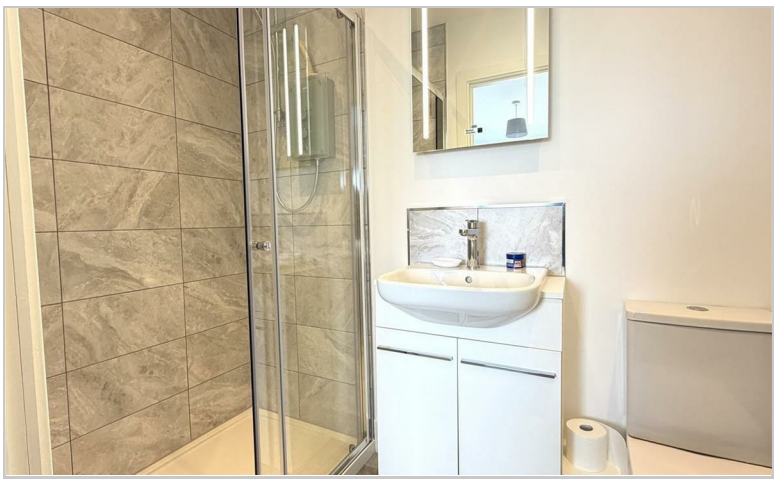






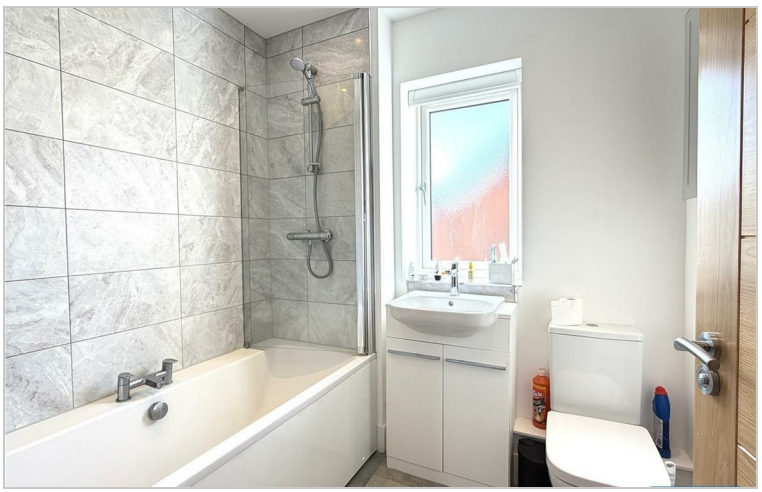








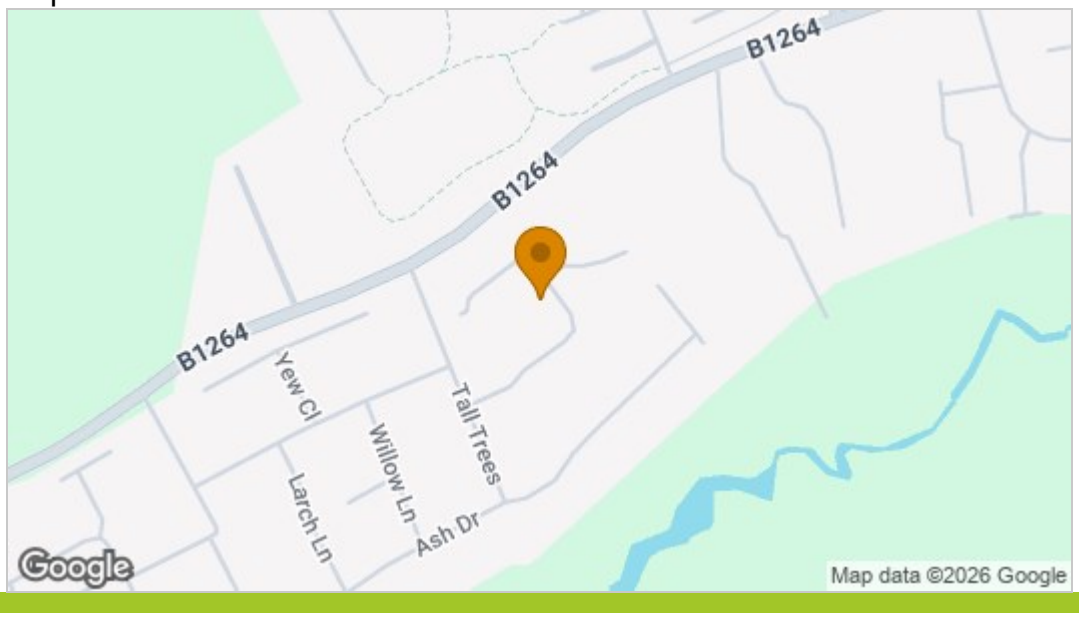




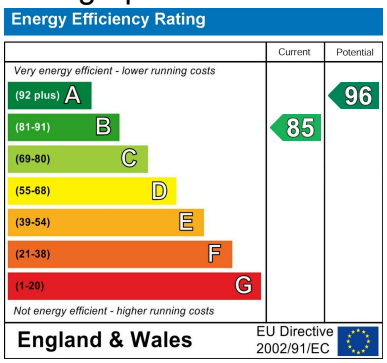

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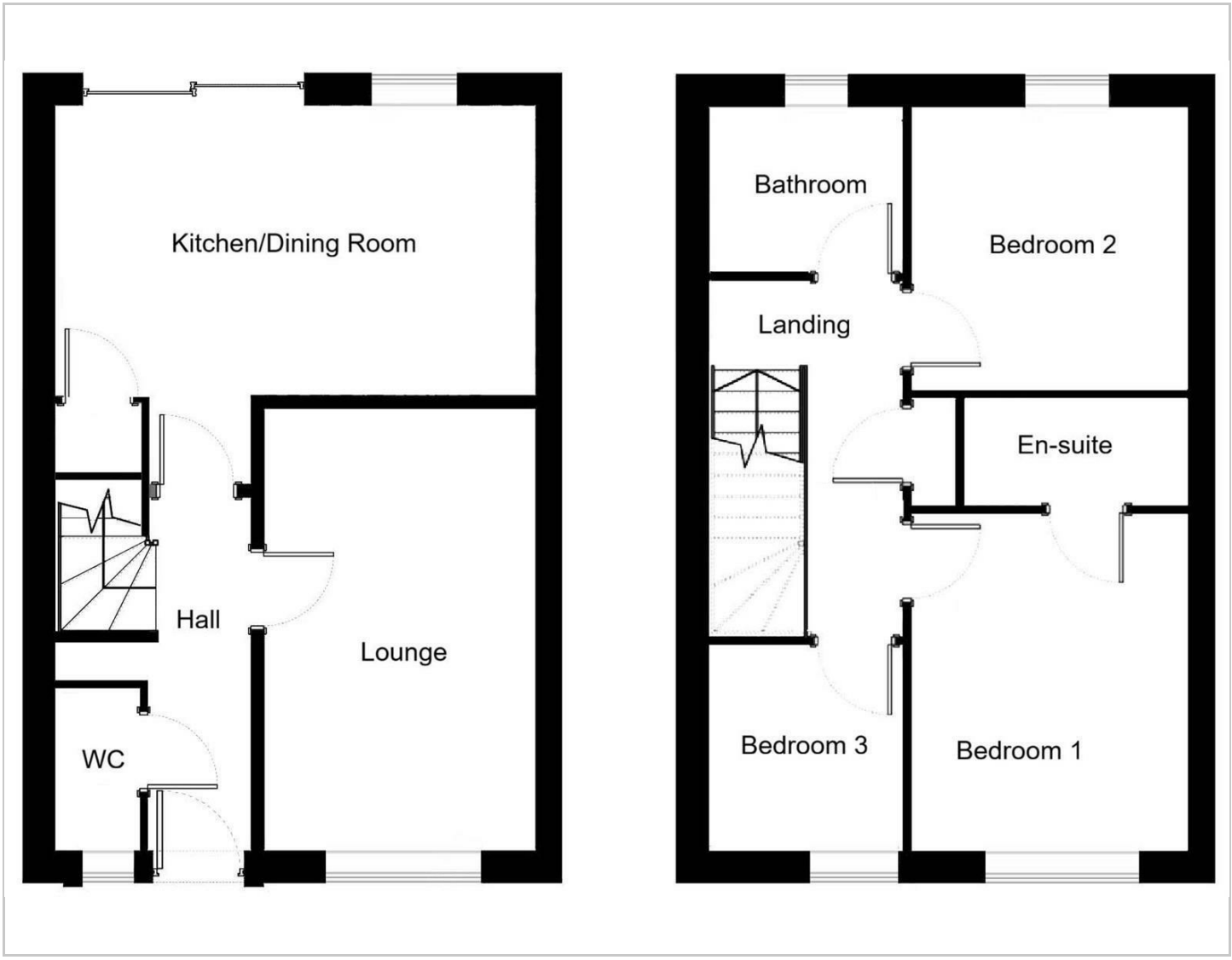
Map



EPC graph



Floor Plan



VIEWING

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

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.

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