

Plot 3, De Brus Close, Low Worsall

£685,000

Michael Poole
SALES · LETTINGS · AUCTIONS



Plot 3, De Brus Close

Low Worsall, Yarm

Plot 3 showcases the attractive ‘Lambert’ design, extending to approximately 2,261 sq. ft. This impressive 4 bed detached home offers spacious & thoughtfully designed accommodation, perfectly suited to modern family living.

- Exclusive development of newly constructed homes set within the highly regarded village of Low Worsall
- Designed and built by Camfero Homes, featuring the elegant ‘Lambert’ house type
- Substantial four-bedroom detached residence, ideal for contemporary family living
- Impressive open-plan kitchen, dining and family area, perfect for entertaining
- Stylish modern kitchen with solid worktops and integrated AEG appliances
- Two versatile reception rooms, plus a dedicated first-floor study/home office
- Four well-proportioned bedrooms, complemented by three bathrooms
- Energy-efficient air source heat pump with underfloor heating to the ground floor and radiators above
- Aluminium bifold doors opening onto a private rear garden, ideal for indoor-outdoor living
- Integral double garage, block-paved driveway and provision for electric vehicle charging

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Low Worsall, Yarm

Plot 3hree showcases the attractive ‘Lambert’ design, extending to approximately 2,261 sq. ft. This impressive four bedroom detached home offers spacious and thoughtfully designed accommodation over two floors, perfectly suited to modern family living with a balance of open-plan areas and more private spaces.

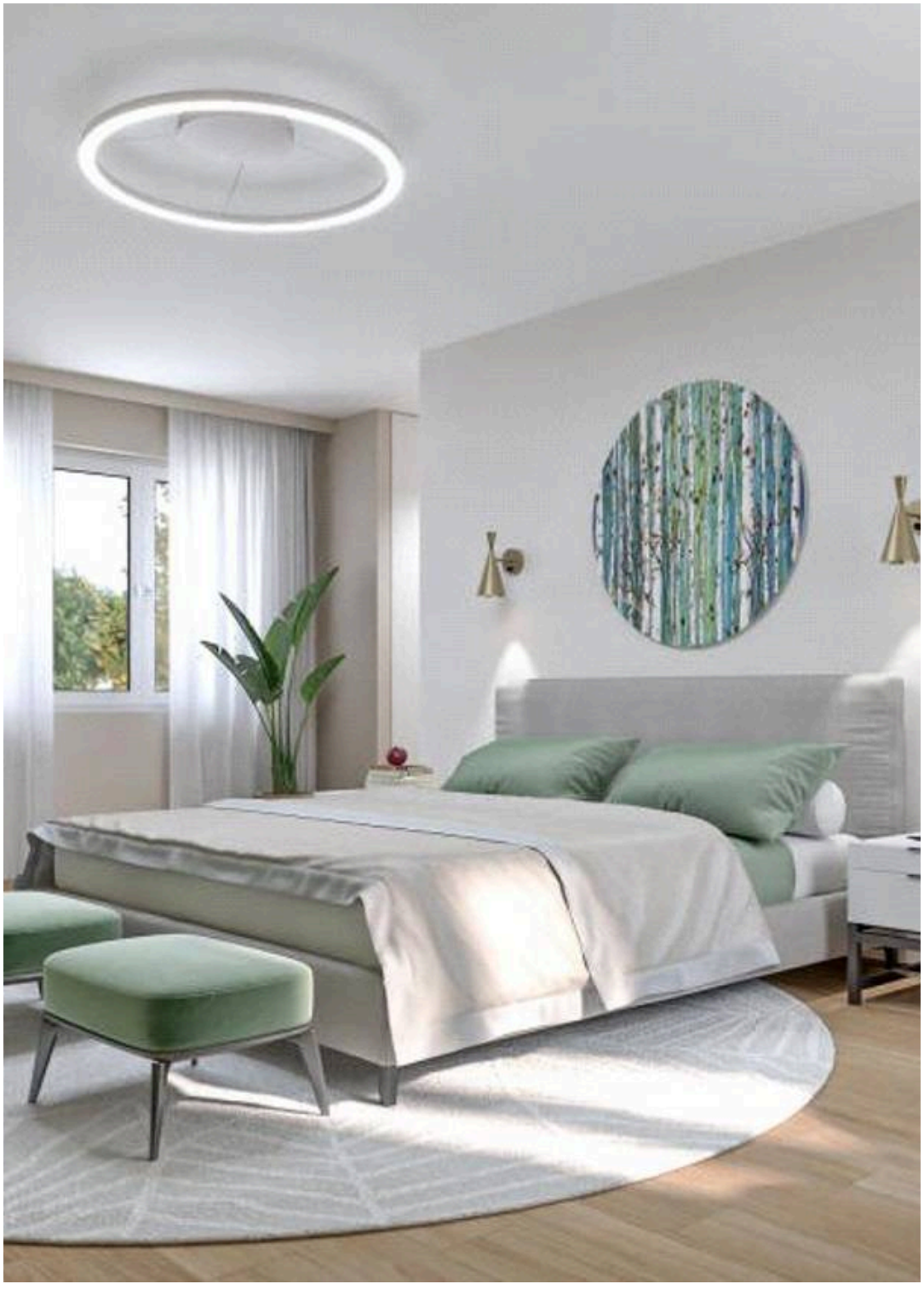
The property occupies a delightful plot within this outstanding new development in the sought-after village of Low Worsall, approximately three miles from the cosmopolitan Yarm High Street.

Normandy Fields is an exclusive development constructed by Camfero Homes, a developer celebrated for quality craftsmanship and attention to detail. This exclusive collection of quality homes blends contemporary design within a peaceful countryside setting.

Low Worsall offers the charm and warmth of village life, while nearby Yarm provides an excellent range of boutique shops, cafés, restaurants, healthcare facilities and highly regarded schools. With strong transport links to surrounding towns, Normandy Fields delivers an ideal balance of rural tranquillity and modern convenience.

The wonderful dwellings are designed with energy efficiency and contemporary lifestyles in mind, each home features stylish open-plan living, high quality finishes and private south-easterly facing gardens. Camfero Homes also provides a two-year developer warranty, a ten-year ICW structural warranty, and a comprehensive aftercare service.

The ground floor opens into a welcoming reception hall, featuring a stylish staircase with oak handrail. A generous formal living room enjoys a large bay window overlooking the front garden, creating a bright and inviting space.



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The heart of the home is the exceptional open-plan kitchen, dining and family room, designed for both everyday living and entertaining. The contemporary kitchen is fitted with solid worktops and a full range of integrated AEG appliances, including an oven, combi microwave, dishwasher, frost-free fridge freezer and a five-ring induction hob. A granite composite undermount sink with pull-out tap completes the space, while aluminium bifold doors open onto the rear garden, seamlessly connecting indoor and outdoor living.

Additional ground floor features include a separate utility room, cloakroom, and a cosy snug providing a versatile second reception room.

To the first floor, a central landing leads to four well-proportioned bedrooms and a family bathroom. The principal bedroom offers a generous and private retreat with its own en-suite shower room, while bedroom two also benefits from a private en-suite. Bedrooms three and four are served by a stylish four-piece family bathroom.

A dedicated study/home office completes the first floor, ideal for remote working or quiet retreat.

Finished to a high specification throughout, the home includes air source heat pump central heating, underfloor heating to the ground floor, radiators to the first floor, aluminium bifold doors, flush-fit UPVC windows and doors, and provision for a 7kWh electric vehicle charger.

Externally, the property enjoys a private south easterly facing rear garden, a block-paved driveway and an integral garage with an electric door, offering secure parking and additional storage.

Council Tax band: TBD

Tenure: Freehold






SITE


OPEN SPACE
OPEN SPACE
OPEN SPACE
DE BRUS CLOSE
Chilton House
1
2
3
4
5
6
7
8
9
0m 5m 10m 20m
1:500
N
Conveyance Layout Key
Adopted roads, footpaths & service strip maintained by the Local Council.
Shared private drive
Managed Areas to be maintained by Management Comapany
Plot Boundary
P02
P01
ergo
0191 229 0231
Azure Business Centre, High Street, Newburn, Newcastle upon Tyne, NE15 8LN
www.ergoprojects.co.uk
ERGO PROJECT NO.
1038
ERGO PROJECT NAME
LOW WORSALL
CLIENT ORGANISATION
CAMFERO
PROJECT ADDRESS
LOW WORSALL, YARM
DRAWING TITLE
DEED PLAN - PLOT 1
PROJECT ID
1038
ORIGINATOR
EPL
FUNCTIONAL
01
SPATIAL
ZZ
FORM
DR
DISCIPLINE
A
DRAWING CLASSIFICATION
PM_40_40_ZZ
NUMBER
0003
SUITABILITY
S4
REVISION
P02
DRAWN
LG
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CP/JW
DATE
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PURPOSE
STAGE 4
SCALE
1:500
SIZE
A3

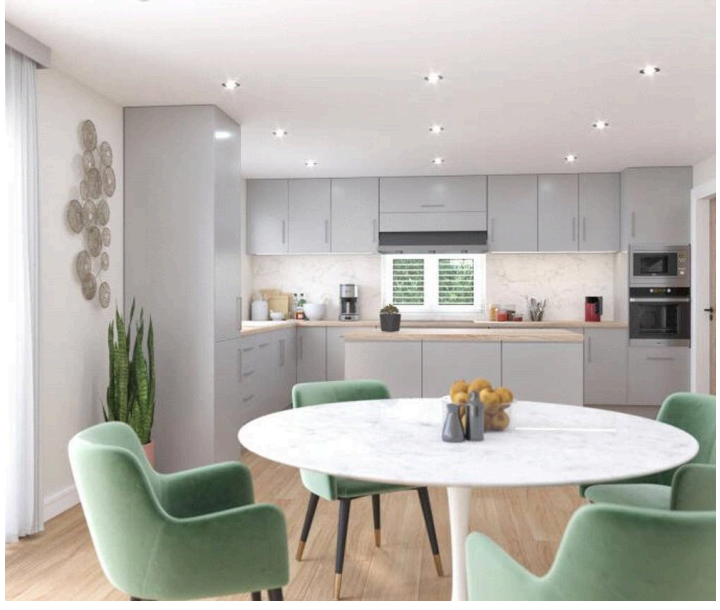


Buyers Identification Check(s)

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
1:50

Room Dimensions Ground Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
Family/Dining	6.09	4.00	20' - 0"	13' - 1"
Garage	5.85	6.04	19' - 3"	19' - 10"
Hall	2.15	4.51	7' - 1"	14' - 9"
Kitchen	3.16	4.93	10' - 4"	16' - 2"
Living	3.95	5.27	13' - 0"	17' - 4"
Snug	3.28	3.08	10' - 9"	10' - 1"
Utility	1.78	1.04	5' - 10"	3' - 5"
WC	1.41	1.04	4' - 8"	3' - 5"



First Floor
1:50

Room Dimensions First Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
Bathroom	3.41	2.73	11' - 2"	8' - 11"
Bed 1	5.80	5.69	19' - 0"	18' - 8"
Bed 2	5.99	8.04	19' - 8"	26' - 5"
Bed 3	3.38	3.98	11' - 1"	13' - 0"
Bed 4	3.57	4.93	11' - 8"	16' - 2"
Bed 5	3.56	4.61	11' - 8"	15' - 2"
Cyl Cpd	1.80	0.93	5' - 3"	3' - 0"
Ensuite 1	2.89	2.61	9' - 10"	8' - 7"
Ensuite 2	2.80	2.13	9' - 2"	6' - 11"
En	0.51	1.43	1' - 8"	4' - 7"
Study	2.30	2.73	8' - 10"	9' - 0"

SCALE 1:50

ergo

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Newburn, Newcastle upon Tyne, NE15 8LN

1038 Low Worsall

Camfera

Worsall Manor,
Low Worsall,
TS15 9QE

Sales Plans

1038	EPL	T3	ZZ	DR	A

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