GowlandWhite

Ash Grove, Kirklevington, Yarm, TS15 9NQ

SOLD WITHIN 14 DAYS!! Situated in the picturesque village of Kirklevington, this three bedroom dormer bungalow is offered to the market with no onward chain and benefits from a garage and a generous south facing rear garden.

The accommodation begins with an entrance porch leading into a large reception hall. The spacious lounge features a fireplace with a flame effect electric fire and double doors opening into the dining room, where French doors provide direct access to the rear garden. The kitchen/breakfast room is fitted with a range of units and incorporates a peninsula breakfast bar, with further access to the bright and versatile sun room. Two well proportioned bedrooms are located on the ground floor and are served by a family bathroom fitted with a bath and shower over.

To the first floor, a spacious landing offers excellent flexibility and could be utilised as a home office, study area or reading space, alongside the third bedroom. The property benefits from gas central heating, with the vendor advising that the combi boiler has been recently installed, as well as double glazing throughout.

Externally, the front of the property features an attractive enclosed lawned garden with established borders. Double wrought iron gates open onto a block paved driveway providing ample off-street parking and leading to the garage, which is fitted with an electric door. To the rear, the large south facing garden is predominantly laid to lawn and enjoys a good degree of privacy, offering an excellent outdoor space for relaxing and entertaining.

Kirklevington is a highly regarded village surrounded by attractive countryside, offering a strong sense of community, well regarded schools and convenient access to the A19. The nearby market town of Yarm provides an excellent range of independent shops, cafés, bars and restaurants, making this an ideal location for those seeking a balance of rural tranquillity and everyday convenience.

£299,950

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PORCH

HALLWAY

LOUNGE
19'3" x 11'9" (5.87m x 3.58m)

KITCHEN/BREAKFAST AREA
11'10" x 10'10" (3.61m x 3.30m)

DINING ROOM
11'10" x 7'10" (3.61m x 2.39m)

SUN ROOM
7'7" x 4'3" (2.31m x 1.30m)

BEDROOM ONE
13'3" x 10'11" (4.04m x 3.33m)

BEDROOM TWO
11'9" x 11' (3.58m x 3.35m)

BATHROOM
8'9" x 5'1" (2.67m x 1.55m)

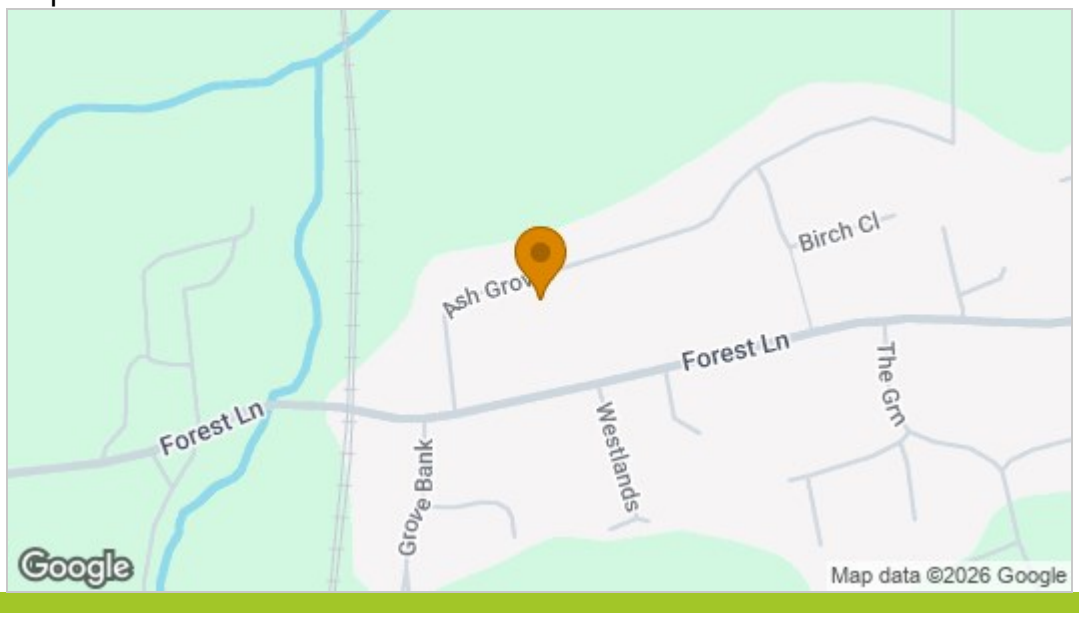
LANDING/STUDY AREA
9'10" x 7'6" (3.00m x 2.29m)

BEDROOM THREE
10'8" x 9'9" (3.25m x 2.97m)

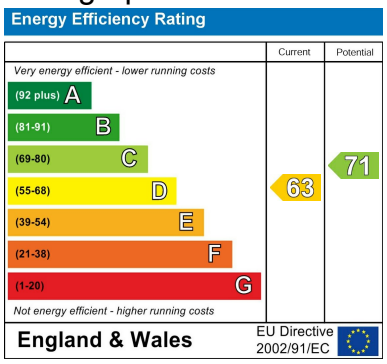
GARAGE
29'11" x 8'7" (9.12m x 2.62m)

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.

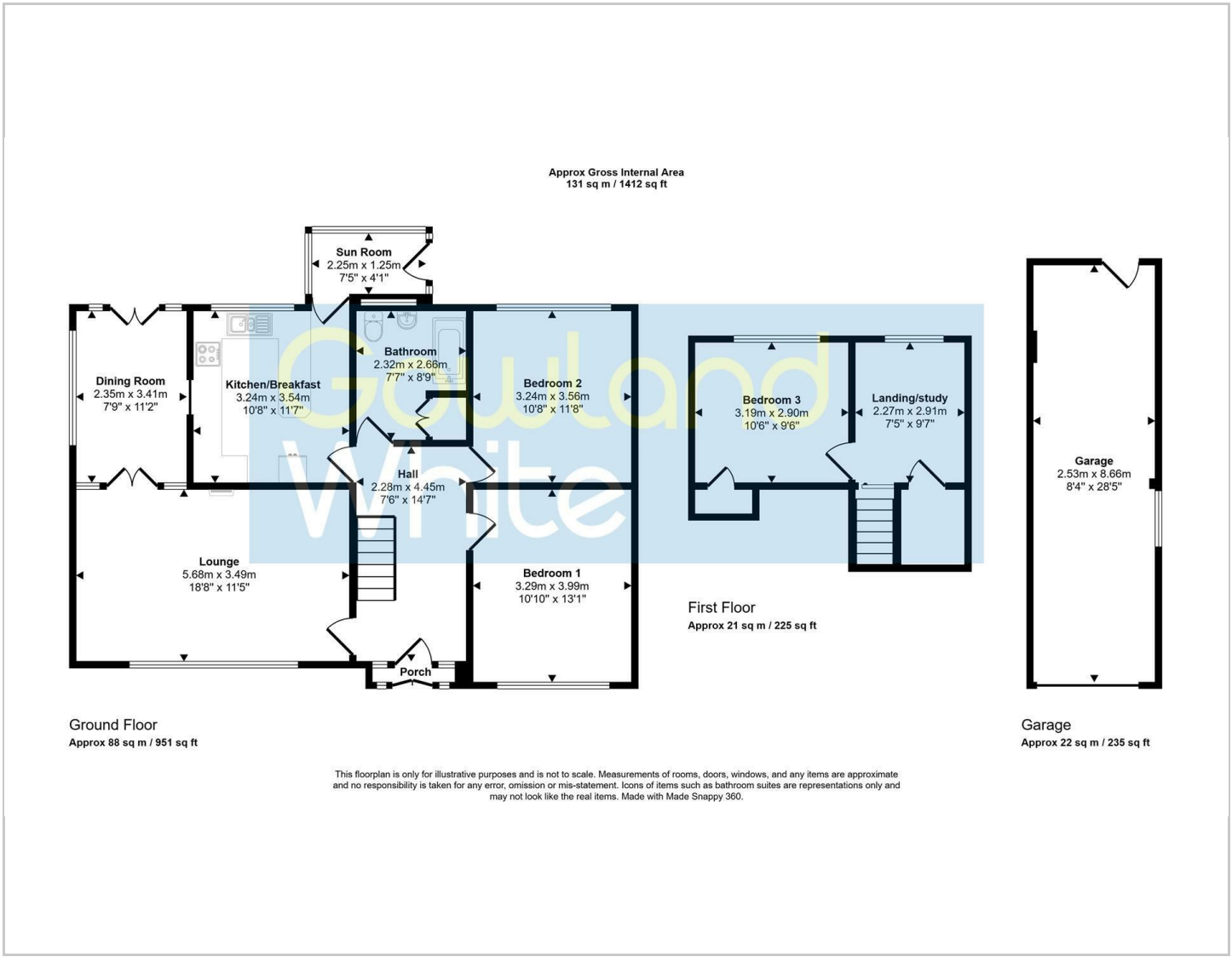
Map



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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