



## Earle Close, Yarm, TS15 9SN

Situated within the highly sought after Leven Park development and tucked away at the end of a desirable cul-de-sac, this extended four bedroom detached home with a garage, three reception rooms and a delightful south-west facing rear garden is offered to the market with no onward chain.

The accommodation begins with an entrance hallway leading through to a spacious lounge featuring an attractive fireplace, creating a welcoming focal point. A separate dining room benefits from patio doors opening onto the rear garden, while the well-appointed kitchen/breakfast room is fitted with a range of units, granite worktops, a breakfast bar and an integrated double oven with gas hob. This is complemented by a useful utility room and a ground floor W/C. A versatile family room, also with patio doors to the garden, provides valuable additional living space.

Upstairs, there are four well proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while the second bedroom includes built-in wardrobes. A family bathroom with an electric shower over the bath serves the remaining bedrooms.

The property is warmed by gas central heating and is double glazing throughout.

Externally, a double width driveway provides ample off street parking and leads to a linked garage. The front garden is laid to lawn with mature shrubbery, while the rear garden enjoys a desirable south-westerly aspect and a good degree of privacy, featuring a patio area, lawn, established planting and a timber shed to the side.

Located in the highly regarded Yarm area, the property is well placed for excellent local schools, shops, Yarm Medical Centre and Yarm Train Station, and offers convenient access to the vibrant High Street, renowned for its range of bars, restaurants and cafés, as well as attractive riverside walks.

£415,000



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HALLWAY

LOUNGE

15'10" x 11'7" (4.83m x 3.53m)

KITCHEN

14'10" x 12'6" (4.52m x 3.81m)

DINING ROOM

11'7" x 9'9" (3.53m x 2.97m)

FAMILY ROOM

17'11" x 11'6" (5.46m x 3.51m)

UTILITY ROOM

5'11" x 4'10" (1.80m x 1.47m)

DOWNSTAIRS WC

5'11" x 3'5" (1.80m x 1.04m)

LANDING

BEDROOM ONE

15'9" x 12' (4.80m x 3.66m)

ENSUITE

6'4" x 5'11" (1.93m x 1.80m)

BEDROOM TWO

15'2" x 9'11" (4.62m x 3.02m)

BEDROOM THREE

13'7" x 9'4" (4.14m x 2.84m)

BEDROOM FOUR

9'11" x 8'8" (3.02m x 2.64m)

BATHROOM

6'6" x 5'6" (1.98m x 1.68m)

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.

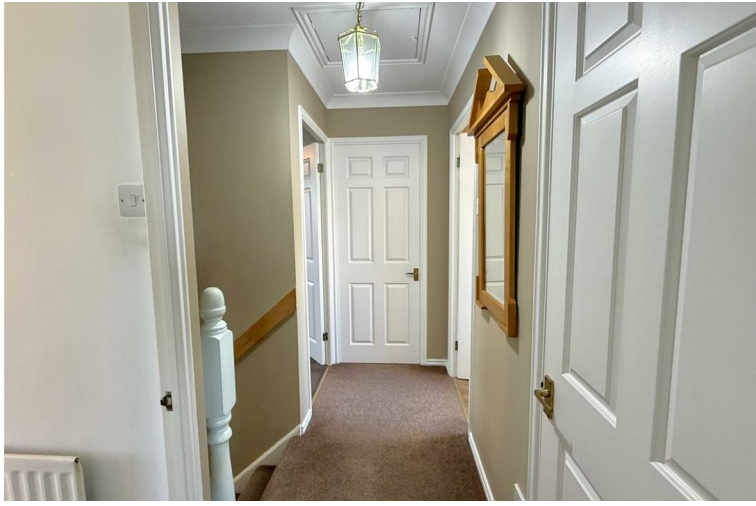


Tel: 01642 248248

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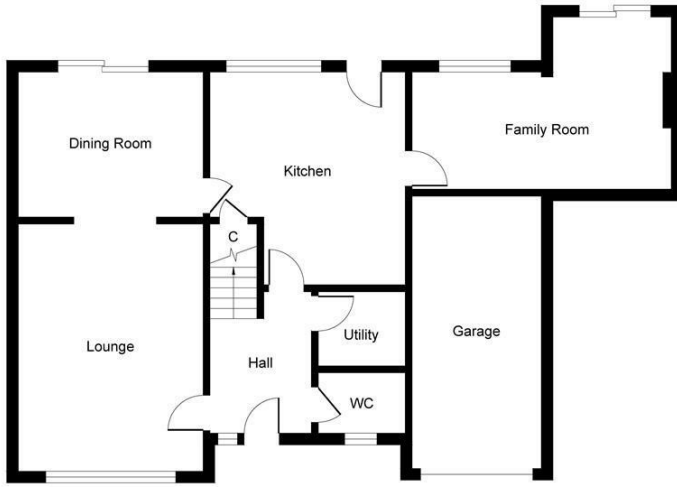


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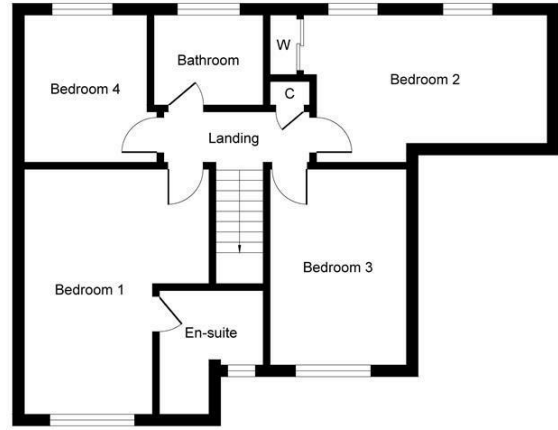




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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	75
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

## VIEWING

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

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