



Elms Way, Yarm, TS15 9AZ

****PRICED TO SELL****

This large five bedroom detached home built by Avant Homes, offers contemporary family accommodation with a modern finish and is available with NO ONWARD CHAIN. Positioned on the outskirts of Yarm in a sought-after area, it is perfectly placed for families thanks to its close proximity to reputable primary and secondary schools, including Conyers and Yarm School, as well as Kirklevington Primary. Professionals will also appreciate the excellent access to the A19, connecting easily to Teesside and beyond, while Yarm train station is within comfortable walking distance.

The ground floor has been designed with modern living in mind. A welcoming hall leads into a bright open plan kitchen/dining/family area, complete with integrated appliances, generous storage and bi-fold doors opening directly onto the rear garden. A large lounge, accessible from both the hall and the kitchen, features French doors that also lead outside, creating a superb flow for everyday living and entertaining. A versatile study provides valuable flexibility for home working or hobbies, while a practical utility/WC completes the ground floor layout.

Upstairs, the home offers five well-proportioned bedrooms. Two benefit from en-suites, with the principal bedroom further enhanced by a dressing area and built-in wardrobes. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a substantial block paved driveway leading to a double garage, providing excellent parking and storage. The rear garden features a lawn, patio and a decked area positioned behind the detached garage, ideal for relaxing or entertaining.

Set in a prime position close to Yarm's vibrant high street, this contemporary home combines space and convenience, offering an exceptional opportunity for families.

Offers Over 2435,000



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HALLWAY

LOUNGE

18'1" x 14'7" (5.51 x 4.45)

OPEN PLAN KITCHEN/DINING/SITTINGROOM

25'6" x 13'9" (7.77 x 4.19)

UTILITY ROOM/WC

9'3" x 6'11" (2.82m x 2.11m)

STUDY

9'1" x 6'11" (2.77 x 2.11)

LANDING

BEDROOM ONE

17'3" x 14'7" (5.26 x 4.45 (5.25 x 4.44))

ENSUITE

8'2" x 4'6" (2.49m x 1.37m)

BEDROOM TWO

13'11" x 12'8" (4.24 x 3.86)

ENSUITE

7'7" x 3'10" (2.31m x 1.17m)

BEDROOM THREE

10'2" x 10'9" (3.10m x 3.28m)

BEDROOM FOUR

6'5" x 10'1" (1.96m x 3.07m)

BEDROOM FIVE

7'2" x 9'10" (2.18m x 3.00m)

FAMILY BATHROOM

6'8" x 5'6" (2.03m x 1.68m)

With a suite comprising bath with shower and screen over, wash hand basin and low level WC. Fully tiled walls.

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.



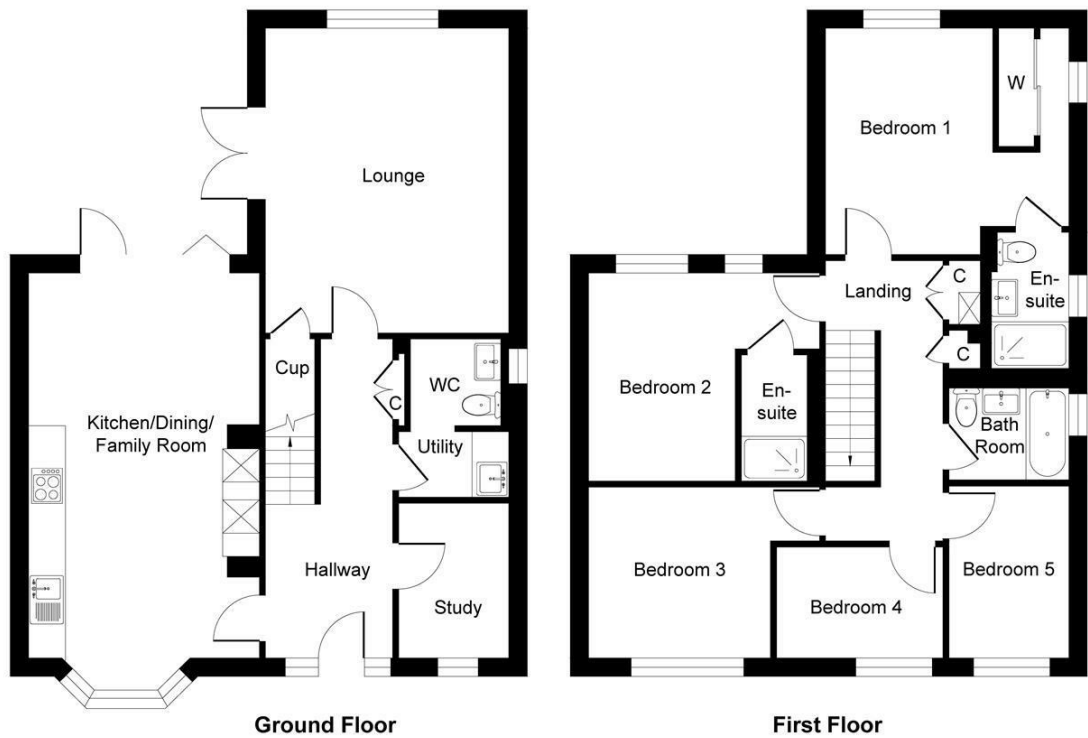
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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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