GowlandWhite




# Wyecarr Drive, Yarm, TS15 9FL

A STUNNING four bedroom detached family home, positioned on the highly regarded Morley Carr Farm development and built by Taylor Wimpey to an exceptional standard. Enjoying attractive open views to the front across greenbelt land and beyond, this immaculately presented property offers luxurious and spacious accommodation throughout.

The spacious entrance hallway sets the tone for the quality on offer, leading to a study, cloakroom/WC and utility room. The heart of the home is the impressive 24ft kitchen/dining room, superbly fitted with granite work surfaces and a range of integrated appliances including a five-ring gas hob, AEG double oven, dishwasher and fridge/freezer. Perfect for both family living and entertaining, the kitchen flows effortlessly into the dining area.

The outstanding 26ft lounge provides an elegant yet comfortable living space, with double doors opening directly onto the rear garden.

To the first floor are four double bedrooms, the impressive main suite benefits from a dressing room and stylish en-suite shower room, whilst bedroom two also enjoys the luxury of its own en-suite facilities. Two further double bedrooms are served by a contemporary family bathroom featuring a built-in television for added indulgence. Fitted wardrobes are provided to two of the bedrooms.

Externally, the property continues to impress. The enclosed rear garden is laid mainly to lawn with a patio area ideal for outdoor dining and relaxation. A superb timber garden room offers a versatile retreat, perfect as a snug, home office, hobby room or peaceful escape from the main house.

To the rear, a detached double garage is complemented by a substantial driveway providing parking for up to four vehicles, securely positioned behind double gates.

A truly exceptional family home combining style, space and practicality in one of the area's most desirable modern developments.

Offers Over £550,000

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HALLWAY

LOUNGE
26'2" x 15'10" (7.98m x 4.83m)

KITCHEN/DINING ROOM
24'10" x 15'9" (7.57m x 4.80m)

UTILITY ROOM
7'6" x 5'6" (2.29m x 1.68m)

DOWNSTAIRS WC
4'7" x 4'7" (1.40m x 1.40m)

STUDY
11' x 8'1" (3.35m x 2.46m)

LANDING

BEDROOM ONE
14'8" x 12'11" (4.47m x 3.94m)

DRESSING ROOM
8'9" x 3'11" (2.67m x 1.19m)

ENSUITE
6'6" x 8'5" (1.98m x 2.57m)

BEDROOM TWO
11'10" x 11' (3.61m x 3.35m)

ENSUITE
7'7" x 4'10" (2.31m x 1.47m)

BEDROOM THREE
12'11" x 11'3" (3.94m x 3.43m)

BEDROOM FOUR
11'8" x 7'11" (3.56m x 2.41m)

BATHROOM
9'1" x 7'7" (2.77m x 2.31m)

SHED/GARDEN ROOM
14'11" x 9'3" (4.55m x 2.82m)

DOUBLE GARAGE
21'1" x 19'11" (6.43m x 6.07m)

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.

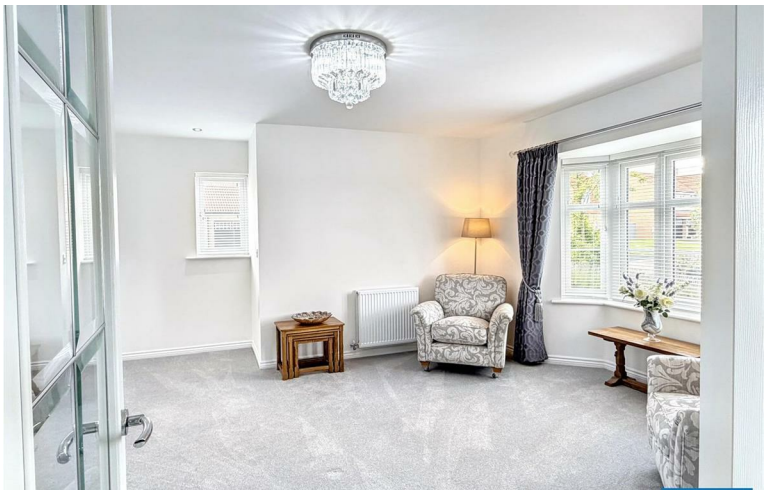








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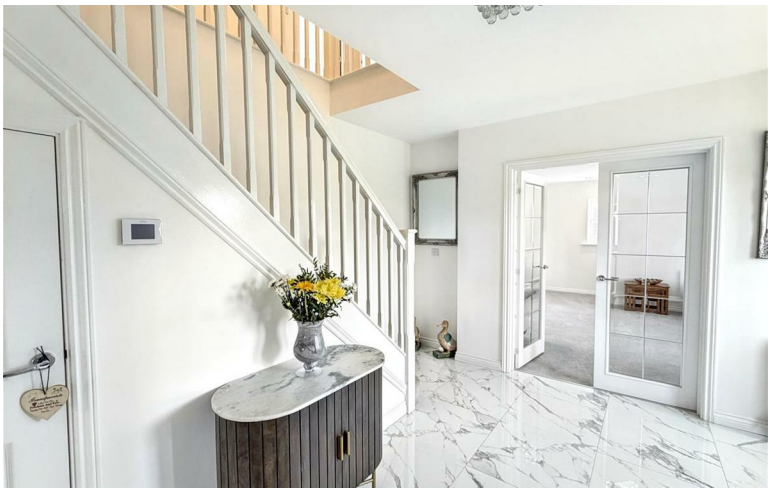




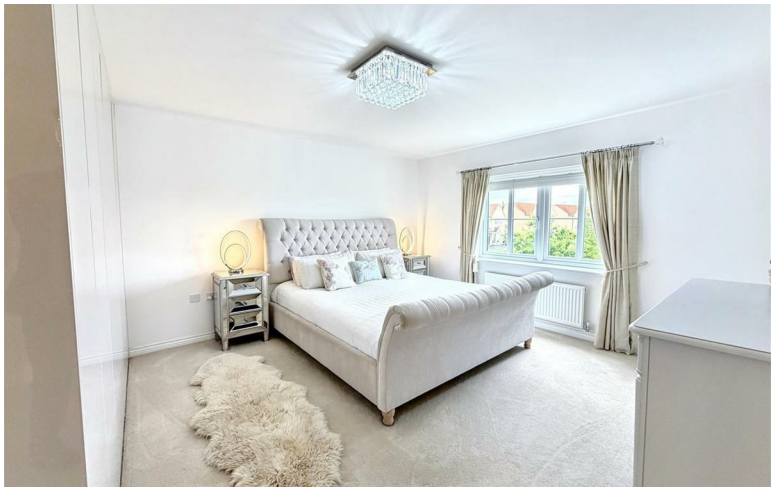




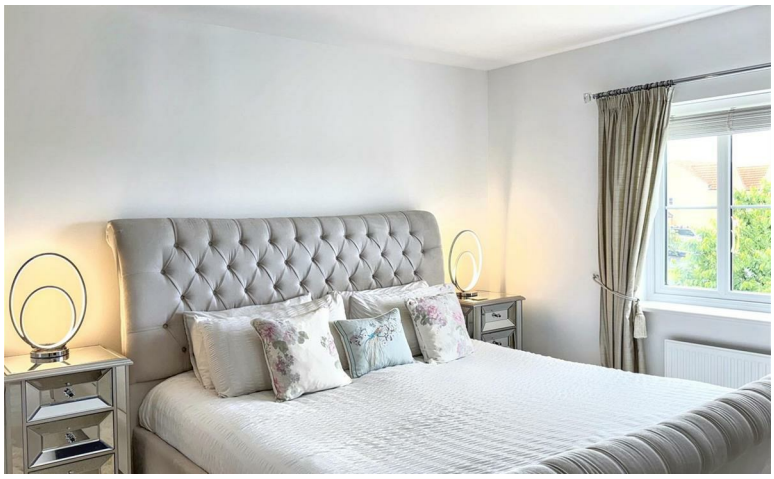






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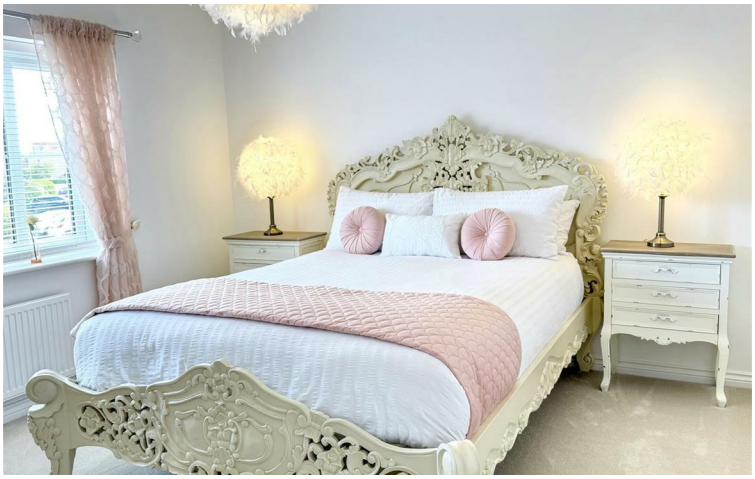














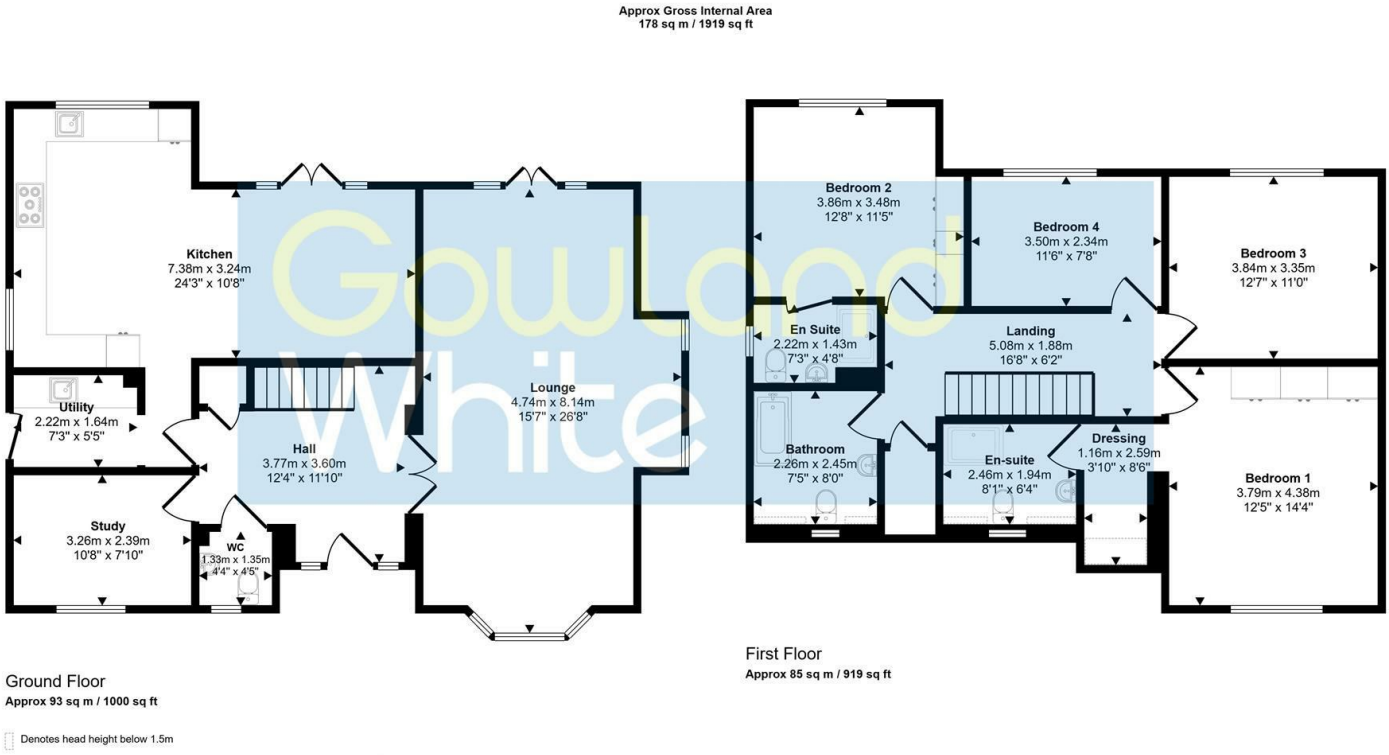


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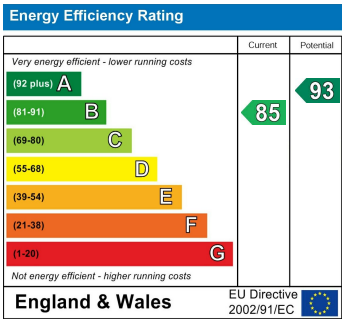


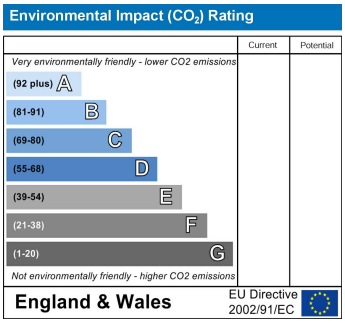
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VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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