



Wyecarr Drive, Yarm, TS15 9FL

A STUNNING four double 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 an induction hob, 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 three 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)

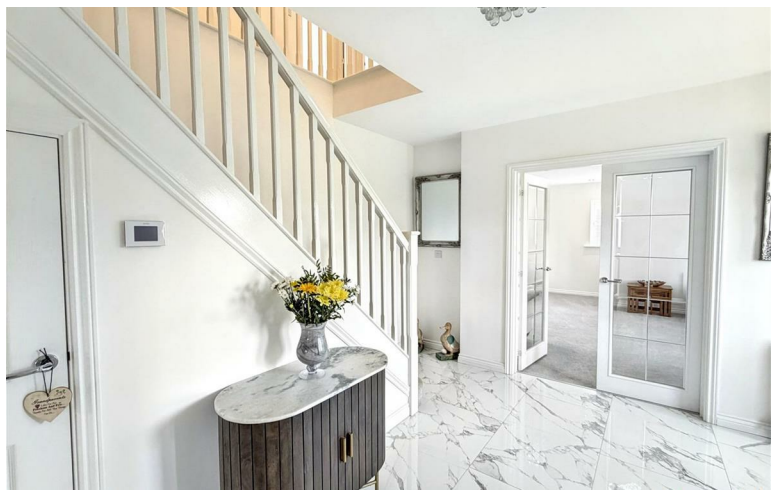
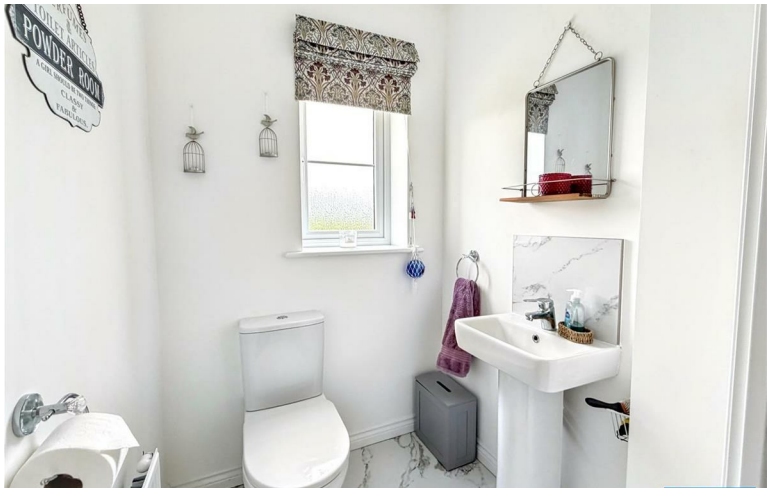
DOUBLE GARAGE

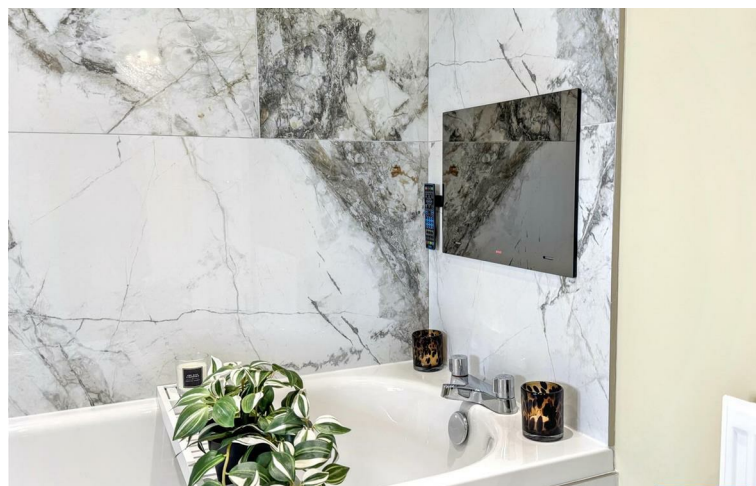
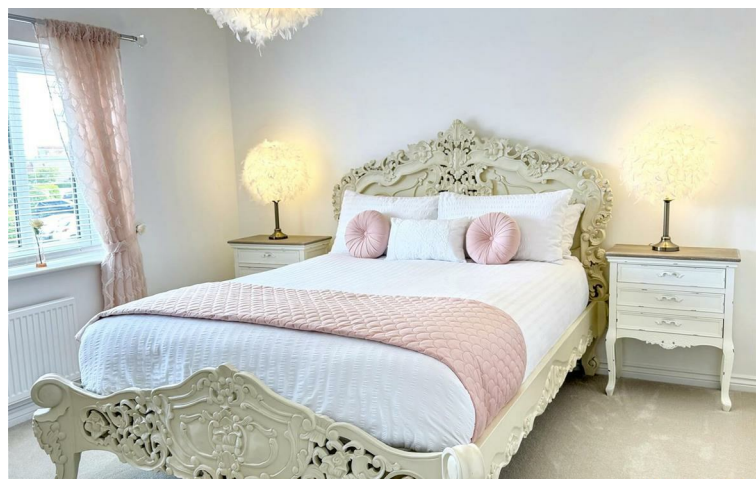
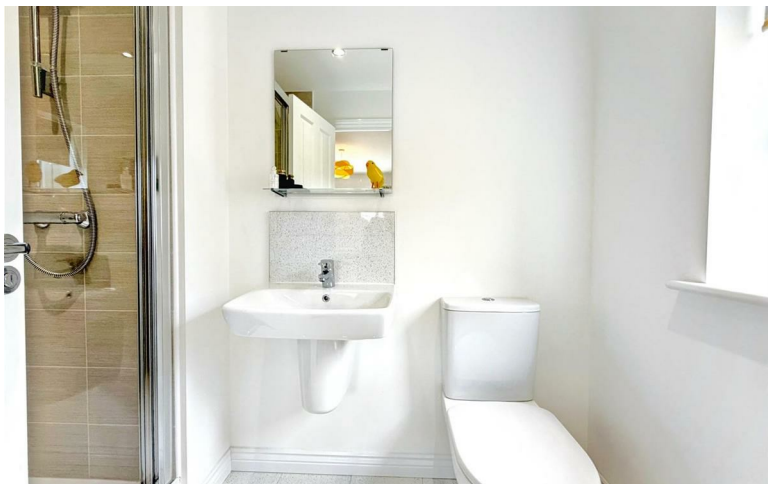
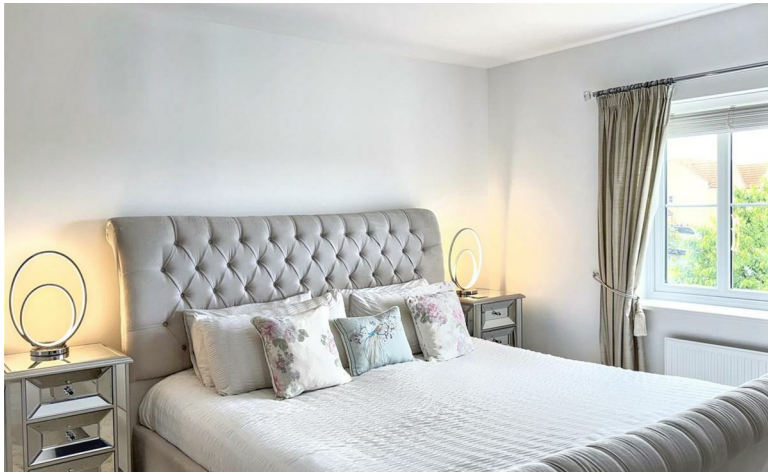
21'1" x 19'11" (6.43m x 6.07m)

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.



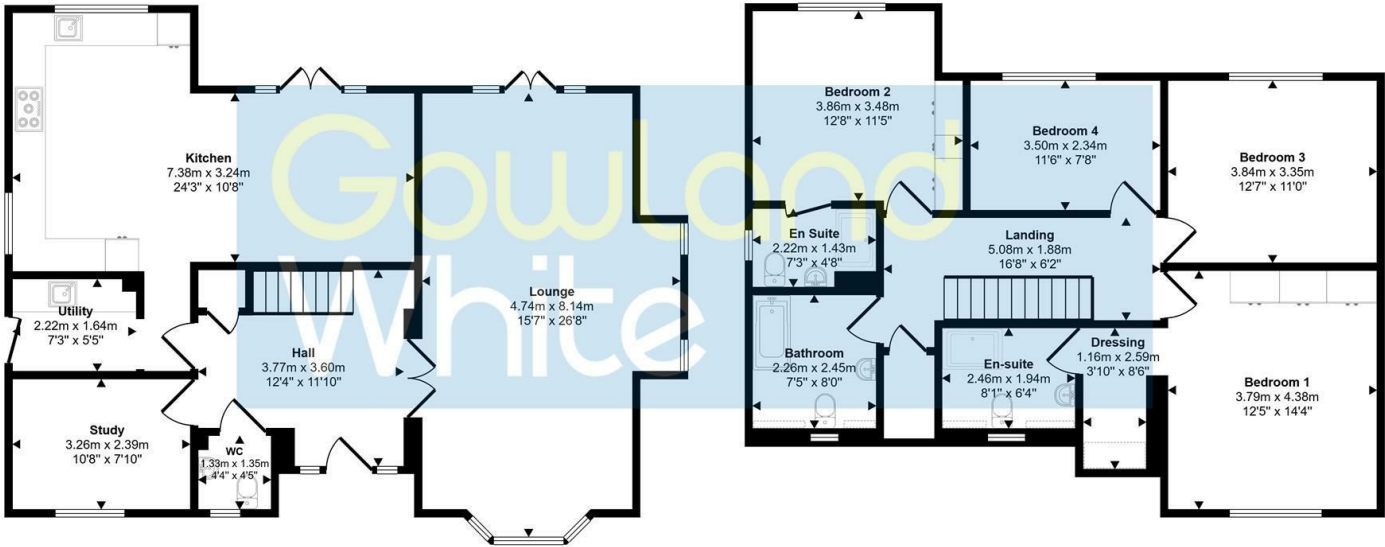






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Approx Gross Internal Area
178 sq m / 1919 sq ft

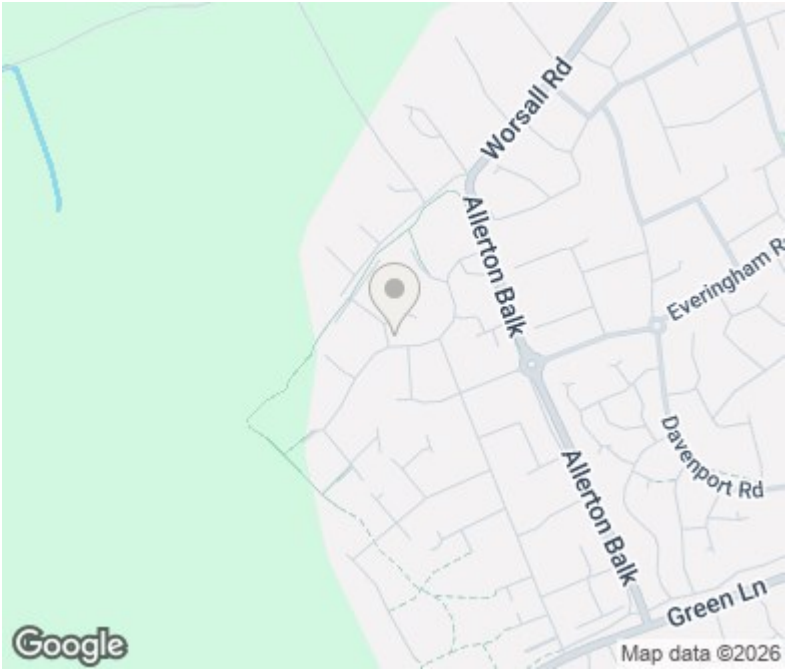


Ground Floor
Approx 93 sq m / 1000 sq ft

First Floor
Approx 85 sq m / 919 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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