GowlandWhite

New Dales Close, Yarm, TS15 9FP

Located on the highly regarded Morley Carr development and within walking distance of Yarm High Street, this well presented four bedroom detached home was originally built by Taylor Wimpey to their 'Downham Design'.

Offered for sale with the advantage of NO CHAIN, the accommodation benefits from gas central heating and double glazing throughout and is ideally positioned for access to Yarm Train Station and a selection of reputable schools including Conyers Secondary School and Yarm Private School.

The accommodation comprises a welcoming hallway with ground floor cloaks/WC, a comfortable lounge and a spacious kitchen/dining room fitted with a range of units and integrated appliances including an oven, gas hob, dishwasher and washing machine. French doors open from the dining area into the rear garden, creating a pleasant flow of natural light and providing direct access to outdoor space.

To the first floor are four well proportioned bedrooms, with the master bedroom benefiting from built in wardrobes and an en suite shower room. A family bathroom serves the remaining bedrooms.

Externally, a double width driveway to the front leads to the garage, providing ample off road parking. The rear garden is mainly laid to lawn with a patio area, offering an ideal space for relaxing or entertaining.

This attractive family home combines a sought after location with practical living space and excellent local amenities close at hand.

Offers Over £350,000

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HALLWAY

LOUNGE
17'2" x 10'4" (5.23m x 3.15m)

KITCHEN/DINING ROOM
25'11" x 9'8" (7.90m x 2.95m)

DOWNSTAIRS WC
5'6" x 2'10" (1.68m x 0.86m)

LANDING

BEDROOM ONE
14'1" x 9'11" (4.29m x 3.02m)

ENSUITE
7'9" x 5'1" (2.36m x 1.55m)

BEDROOM TWO
11'7" x 9'11" (3.53m x 3.02m)

BEDROOM THREE
11'7" x 10'10" (3.53m x 3.30m)

BEDROOM FOUR
8'7" x 8'3" (2.62m x 2.51m)

BATHROOM
8'2" x 6'10" (2.49m x 2.08m)

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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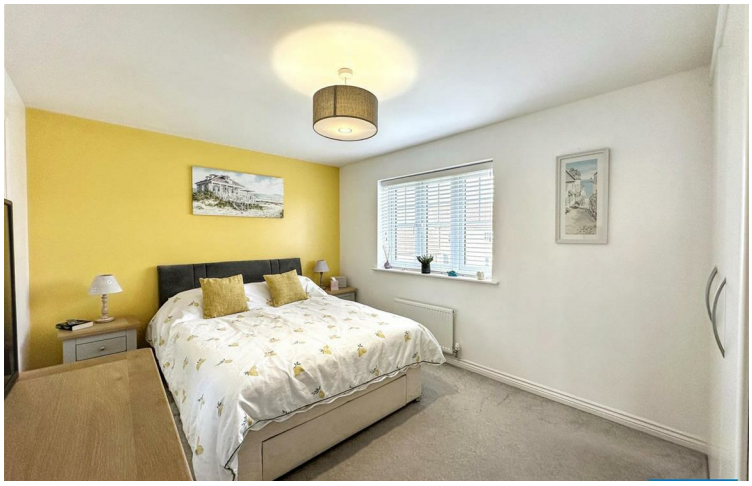

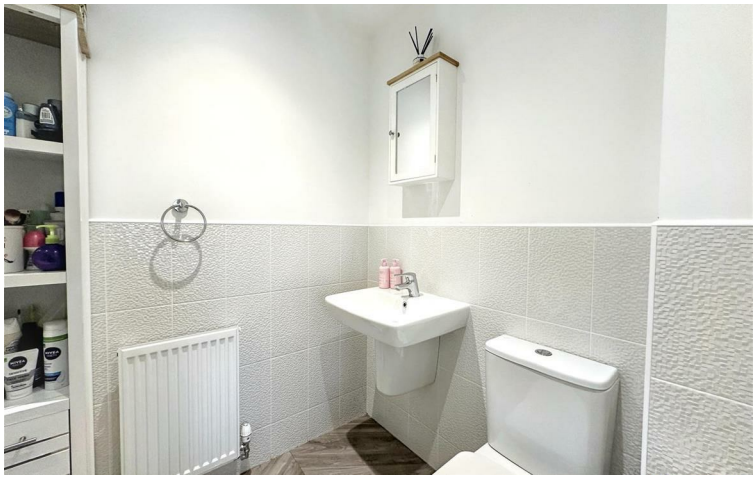

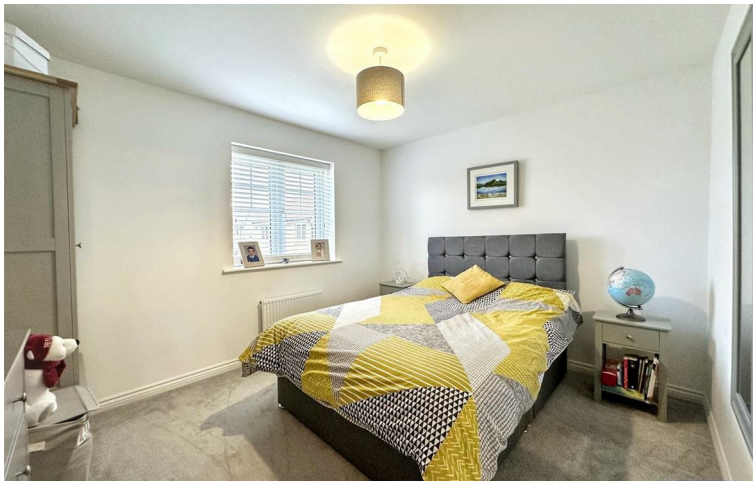

Tel: 01642 248248

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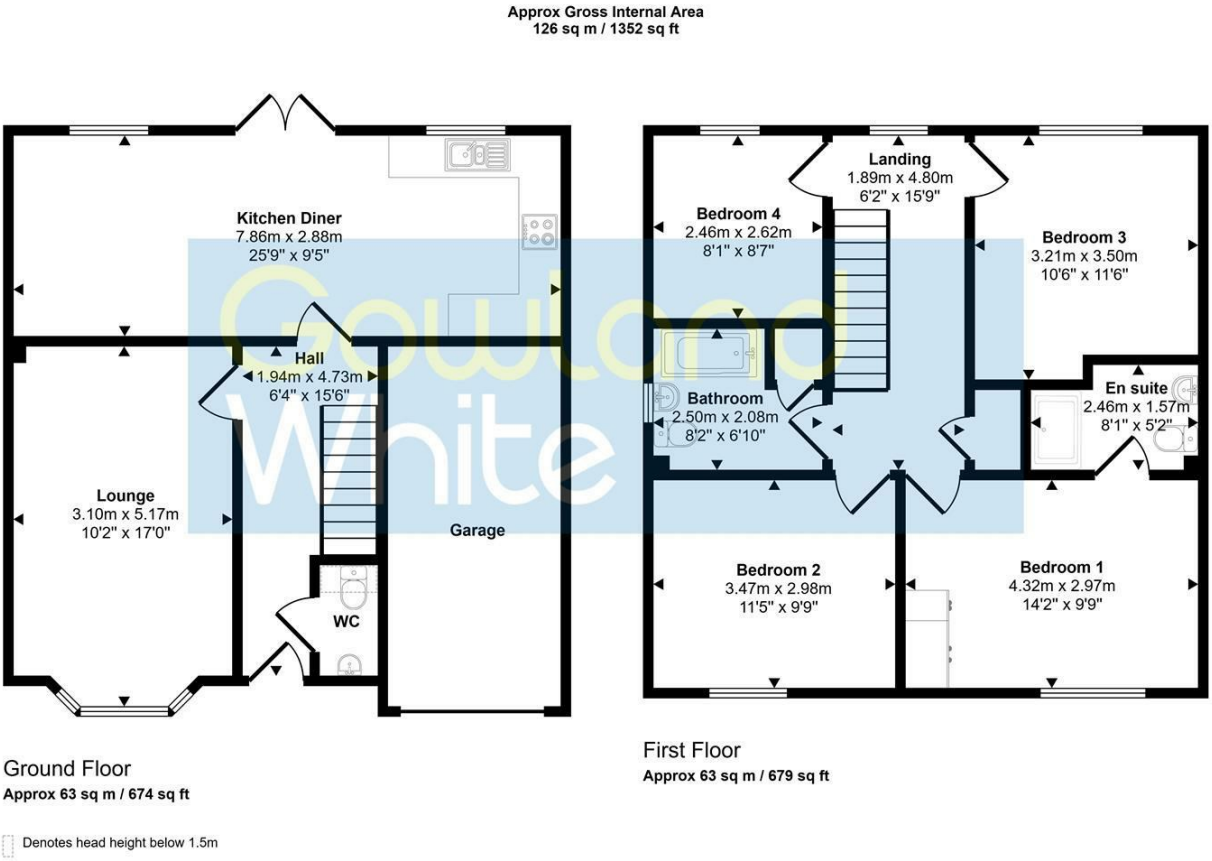

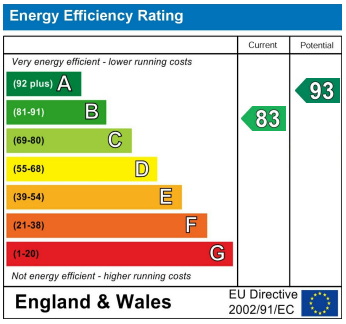

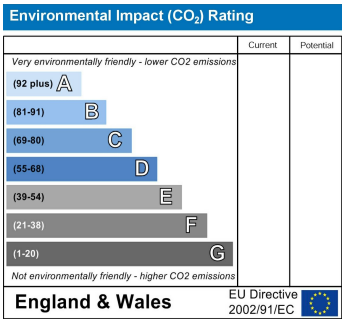

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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