

CANON GROVE, YARM, TS15 9XE



- ▲ A Sensibly Priced Four Bedroom Detached Family Home Offered For Sale with NO ONWARD CHAIN
- ▲ Enjoying A Pleasant Cul-De-Sac Setting Within This Popular Development Close to Highly Regarded Schooling & Shopping Facilities
- ▲ Lounge with Living Flame Effect Gas Fire Set in A Feature Surround, Front Bay Window & Solid Wood Flooring
- ▲ Separate Dining Room & Versatile Family/Sitting Room
- ▲ Kitchen with A Good Range of Fitted Units & Separate Utility Room
- ▲ Family Bathroom with White Three Piece Suite & Ground Floor Cloakroom/WC
- ▲ Four Bedrooms with Three Having Fitted Wardrobes & The Master Offers an En-Suite Shower Room
- ▲ Gas Central Heating System & Double Glazing
- ▲ Lawned Gardens to Front & Rear & Driveway Providing Off Street Parking

£299,950

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A sensibly priced four bedroom detached family home offered for sale with no onward chain enjoying a pleasant cul-de-sac setting within this popular development close to highly regarded schooling and shopping facilities.

GROUND FLOOR

ENTRANCE HALL

FAMILY/SITTING ROOM - 4.85m x 2.17m (15'11" x 7'1")

LOUNGE - 4.92m (16'2") x 3.95m (13') Measured into bay

DINING ROOM - 2.96m x 2.74m (9'9" x 9')

KITCHEN - 2.95m x 2.86m (9'8" x 9'5")

UTILITY ROOM - 1.91m x 1.70m (6'3" x 5'7")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 3.97m x 2.86m (13' x 9'5")

Built-in wardrobe.

EN-SUITE SHOWER ROOM

BEDROOM TWO - 2.87m x 2.85m (9'5" x 9'4")

Fitted wardrobes.

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BEDROOM THREE - 2.88m x 2.41m (9'5" x 7'11")

Fitted wardrobes.

BEDROOM FOUR - 2.59m x 2.18m (8'6" x 7'2")

BATHROOM - 1.99m x 1.96m (6'6" x 6'5")

EXTERNALLY

GARDENS & PARKING

Lawned front garden with a driveway providing off street parking. The rear garden is enclosed and mainly laid to lawn with shrub borders and a paved patio area.

AGENTS REF: - DC/LS/YAR100026/11092025

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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