GowlandWhite



Morley Carr Drive, Yarm, TS15 9FE

Built by Taylor Wimpey and located on the highly sought after Morley Carr Farm development in Yarm, this four bedroom detached home provides excellent space throughout and is offered for sale with NO ONWARD CHAIN. Morley Carr Farm offers easy access to Conyers Secondary School, Yarm Train Station and the vibrant amenities of Yarm High Street, all just a short drive or a pleasant walk away.

The accommodation begins with a welcoming entrance hall featuring Karndean flooring that continues throughout the ground floor. There is a versatile reception room that can serve as a dining room, play room or home office. A useful downstairs WC sits off the hallway, while the generous lounge provides a comfortable main living space with French doors opening to the garden. The upgraded kitchen is fitted with integrated appliances to include induction hob, fridge/freezer, double oven, washing machine and Quooker Tap. French doors open out into the rear garden.

To the first floor, the landing gives access to four double bedrooms. The main bedroom features fitted wardrobes and a modern en-suite, while the remaining bedrooms are served by a family bathroom.

Externally, the home enjoys a triple driveway and garage to the front. The west facing rear garden has been thoughtfully landscaped, offering a lawned area along with a porcelain-tiled patio, and a second raised tier finished in matching porcelain stone. A lean-to at the side provides additional storage space and a timber summerhouse is included.

Immaculate, spacious and positioned within one of Yarm's most desirable developments, this is an excellent opportunity to secure a high-quality detached home with strong family appeal.

SHARED OWNERSHIP AVAILABLE - Available to purchase at a 50% share of £162,500.

£315,000

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HALLWAY

LOUNGE
15'2" x 11'3" (4.62m x 3.43m)

KITCHEN/BREAKFAST AREA
17'5" x 7'5" (5.31m x 2.26m)

DINING ROOM
9'5" x 7'9" (2.87m x 2.36m)

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'3" x 12'7" (4.04m x 3.84m)

ENSUITE

BEDROOM TWO
14'5" x 8'8" (4.39m x 2.64m)

BEDROOM THREE
12'9" x 8'10" (3.89m x 2.69m)

BEDROOM FOUR
10'11" x 7'10" (3.33m x 2.39m)

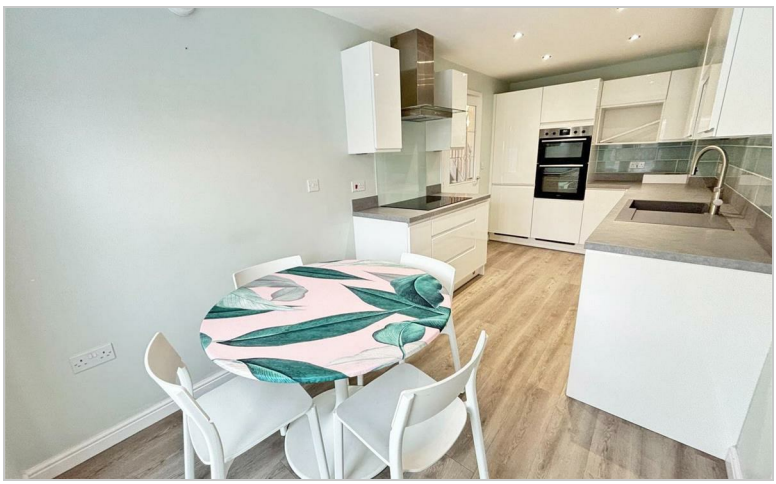
BATHROOM

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.













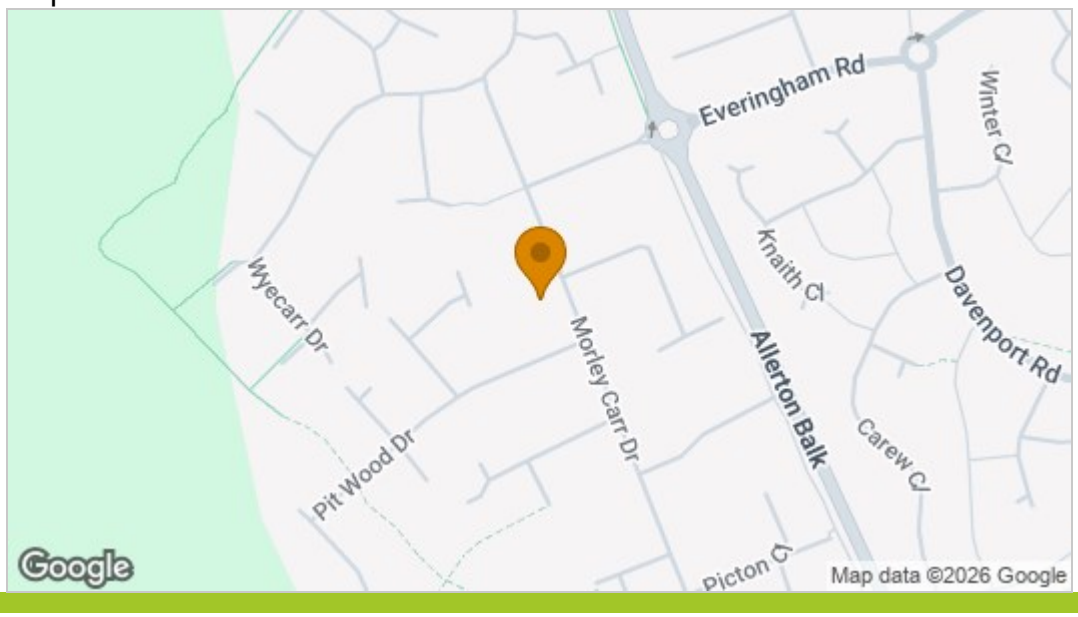




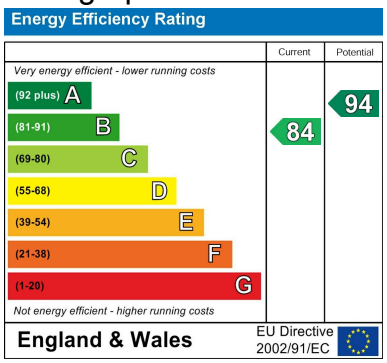




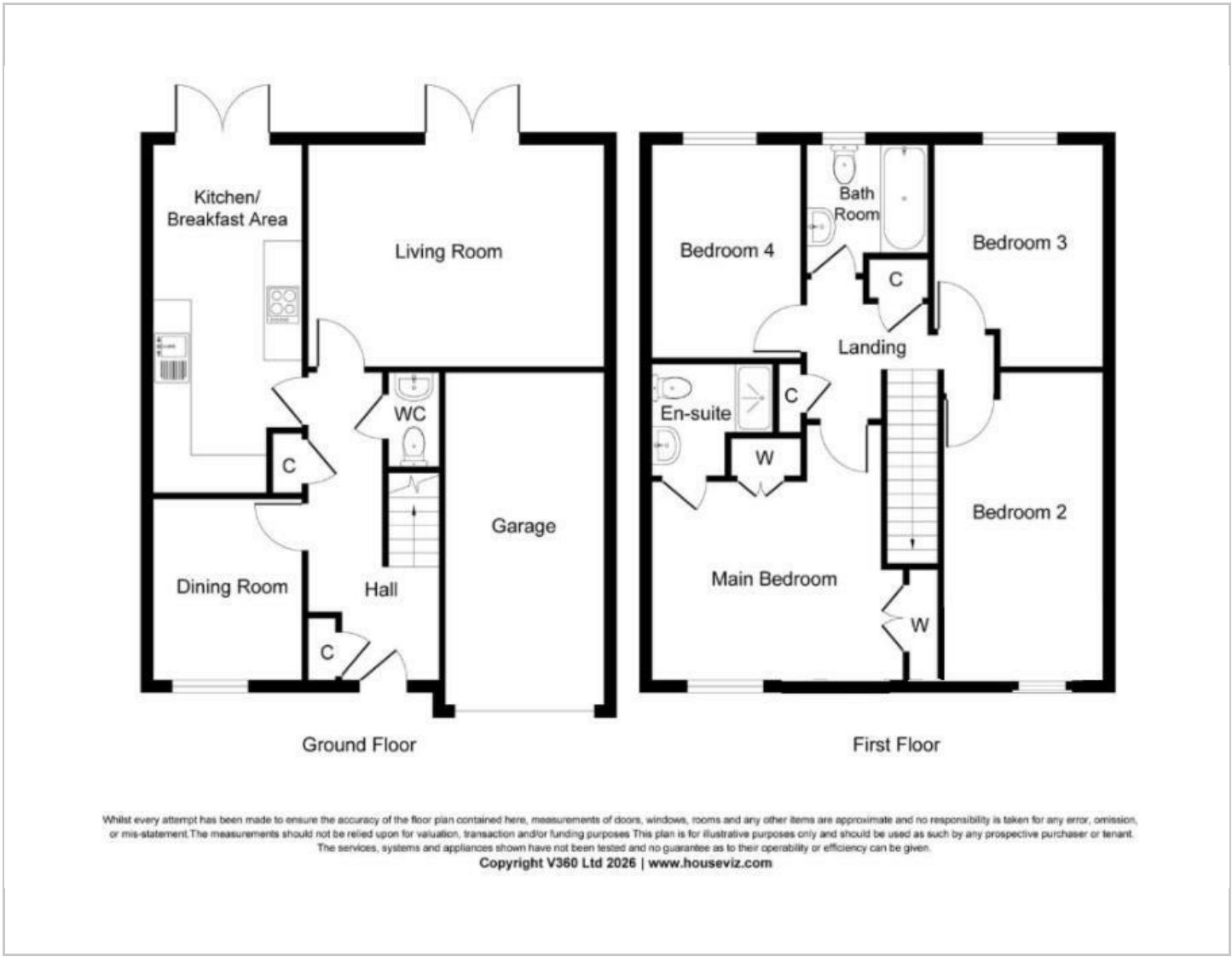

Map



EPC graph



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

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

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101 High Street, Yarm, TS15 9BB
Tel: 01642 248248 Email: yarm@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/