



Gowland

## Darcy Close, Yarm, TS15 9TA

Exceptionally situated in a popular and highly convenient part of Yarm, this three bedroom detached bungalow, offered for sale with no onward chain, occupies a private plot with gardens to the front and rear. Offering excellent access to local shops, bus routes, road links and Yarm train station, the bhome provides both comfort and practicality.

The accommodation is located in a cul de sac and begins with a welcoming porch that opens into a good size lounge, leading through to a well equipped kitchen complete with an integrated oven and hob, along with side access to the driveway, carport, and garage. An inner hall connects to the shower room and three bedrooms, two of which feature built-in wardrobes, allowing for flexible use of space to suit downsizers, couples, or small families.

Additional benefits include gas central heating, double glazing, a mostly boarded loft, and a long resin driveway complemented by a carport and detached garage. The private gardens provide a peaceful setting, ideal for relaxation or outdoor enjoyment.

There is scope to extend this property front & rear (subject to the necessary planning permissions).

£220,000

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PORCH

HALL

LOUNGE

16'6" x 13'6" (5.03m x 4.11m)

KITCHEN

11'2" x 7'6" (3.40m x 2.29m)

INNER HALL

BEDROOM ONE

13' x 8'9" (3.96m x 2.67m)

BEDROOM TWO

10'1" x 8'10" (3.07m x 2.69m)

BEDROOM THREE

10'1" x 6'1" (3.07m x 1.85m)

SHOWER ROOM

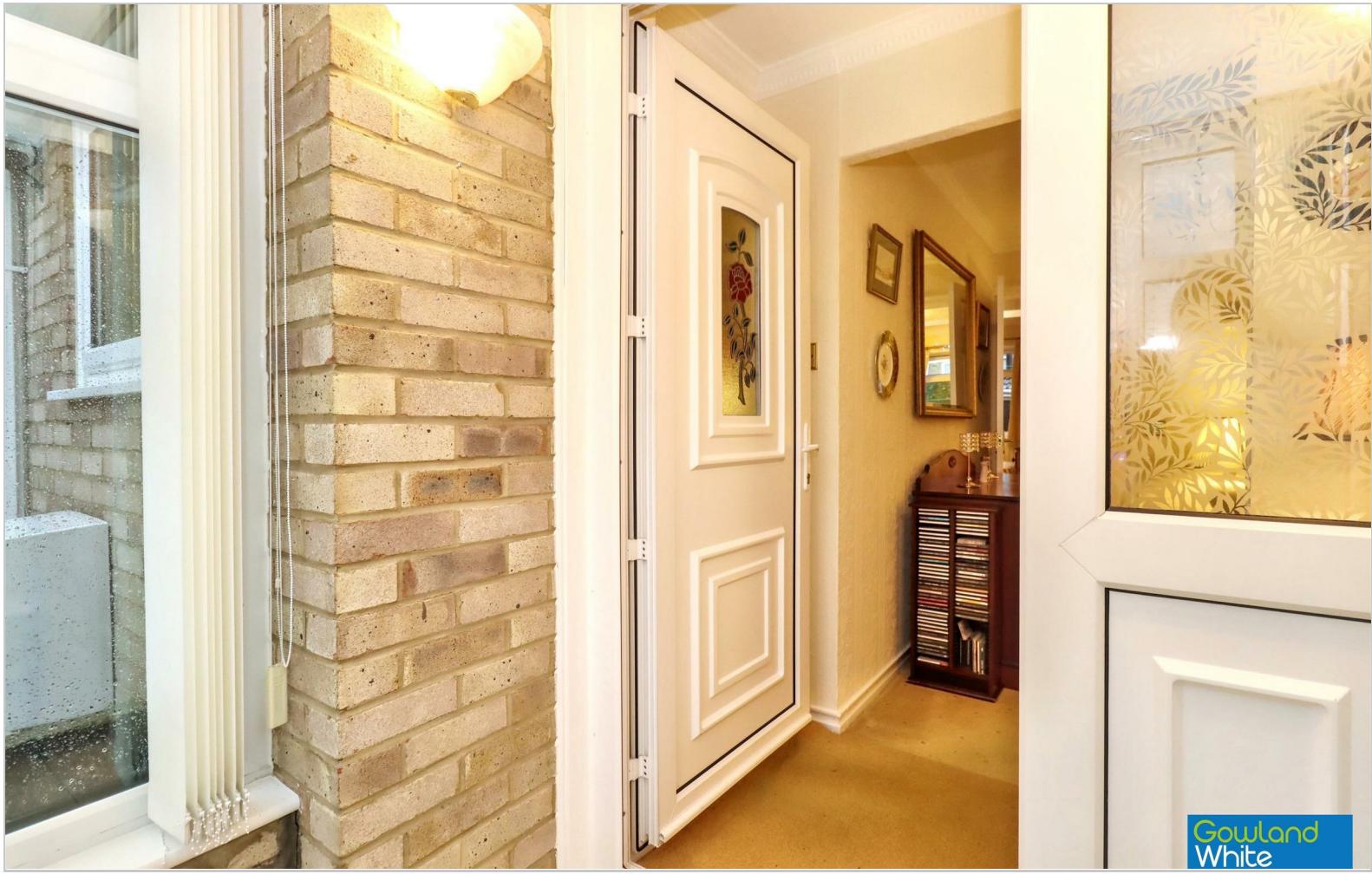
6'4" x 5'5" (1.93m x 1.65m)

#### AML PROCEDURE

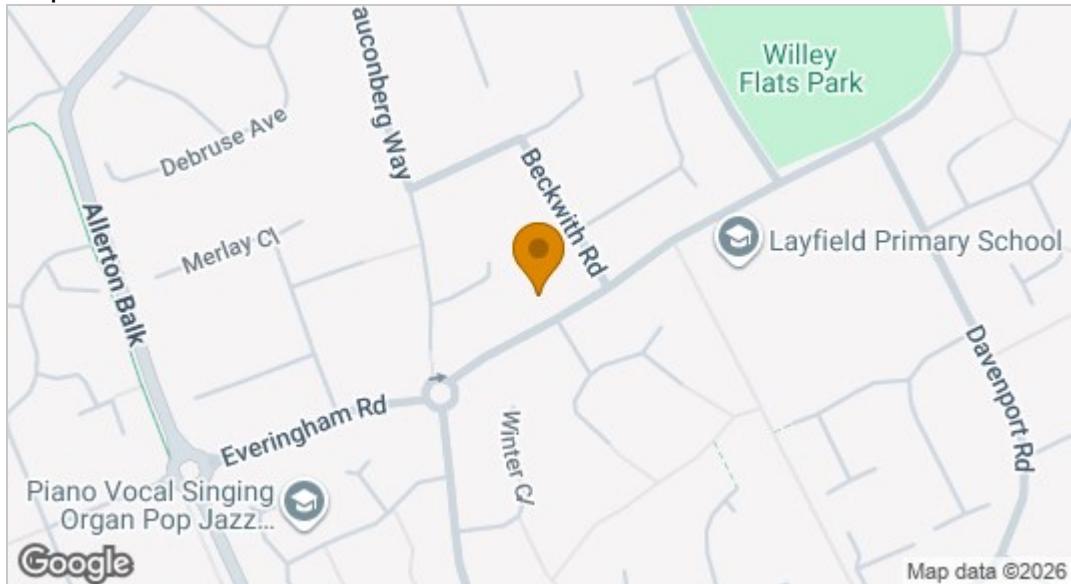
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.







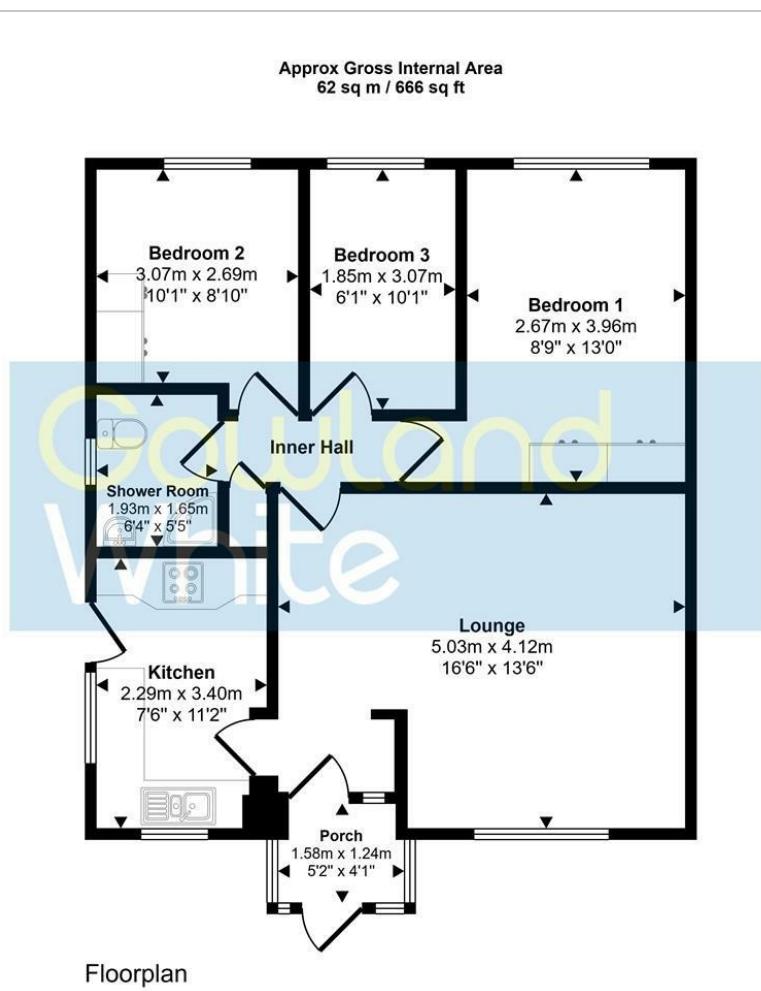
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
EU Directive 2002/91/EC			

## Floor Plan



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.

## VIEWING

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

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