GowlandWhite

Carr Lane, Kirklevington, Yarm, TS15 9YE

Set on the St Martin's Green development on the edge of Kirklevington, this attractive three bedroom detached home is built to the Story Homes "Butler" design and sits on a generous corner plot. Well presented throughout and includes a garage and a double width block paved driveway.

The entrance hall leads into a bright and comfortable lounge. To the rear is an upgraded shaker style kitchen with granite worktops, soft close units, a five ring gas hob, double oven, integrated fridge freezer and dishwasher. Double doors open out to the rear garden creating a relaxed and social space. A separate utility room with matching units and space for an appliance, and a ground floor WC add further practicality to this family home.

Upstairs, the main bedroom features a dressing area with built in wardrobes and an en suite with a large rainfall shower. Two further bedrooms sit alongside the family bathroom which includes a bath and a separate rainfall shower cubicle. The home also benefits from gas central heating throughout double glazing and upgraded oak internal doors.

Outside, the property offers a double width block paved driveway leading to the garage. The rear garden includes a lawn planted areas and an extended patio with a timber built cover that creates a lovely sheltered outdoor seating area.

Kirklevington provides a peaceful village setting with easy access to the historic town of Yarm which offers a wide range of shops bars restaurants and amenities. The property is also close to a well regarded primary school with a bus service to Conyers secondary school.

£295,000

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HALLWAY

LOUNGE
15'5" x 9'9" (4.70m x 2.97m)

KITCHEN/DINING ROOM
12'10" x 11'9" (3.91m x 3.58m)

UTILITY ROOM
5'10" x 6'1" (1.78m x 1.85m)

DOWNSTAIRS WC
6' x 2'9" (1.83m x 0.84m)

LANDING

BEDROOM ONE
10'10" x 9'9" (3.30m x 2.97m)

DRESSING AREA
6'4" x 3'11" (1.93m x 1.19m)

ENSUITE
9'6" x 5'10" (2.90m x 1.78m)

BEDROOM TWO
10'3" x 9'6" (3.12m x 2.90m)

BEDROOM THREE
10'8" x 9'3" (3.25m x 2.82m)

BATHROOM
8'10" x 6'4" (2.69m x 1.93m)

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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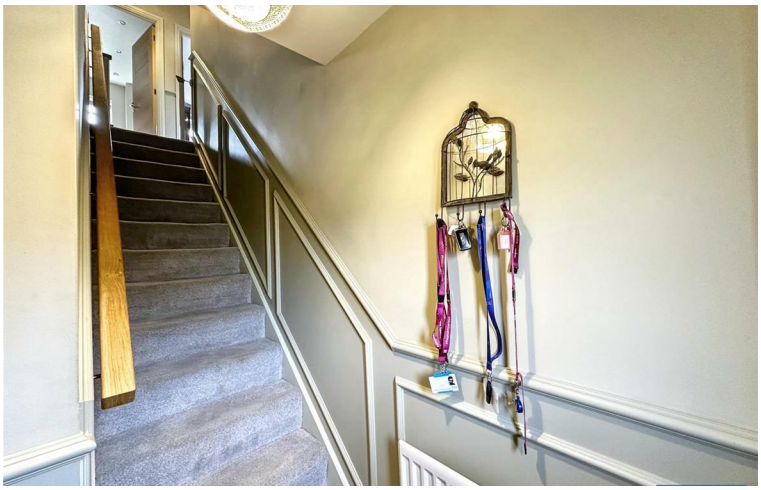

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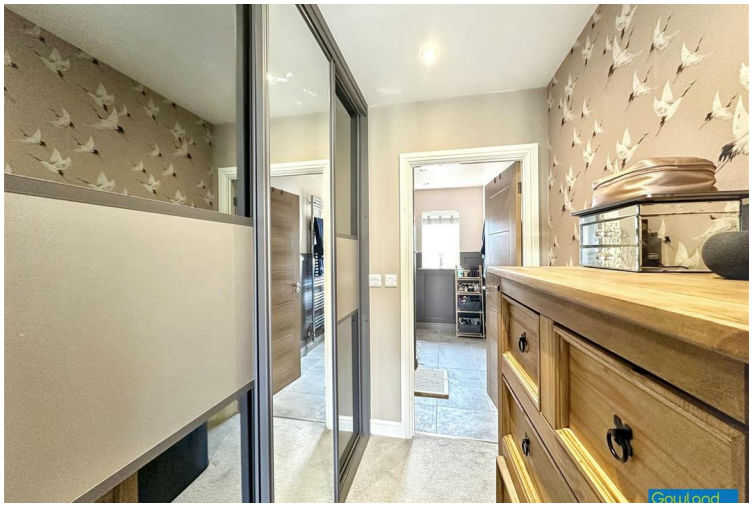

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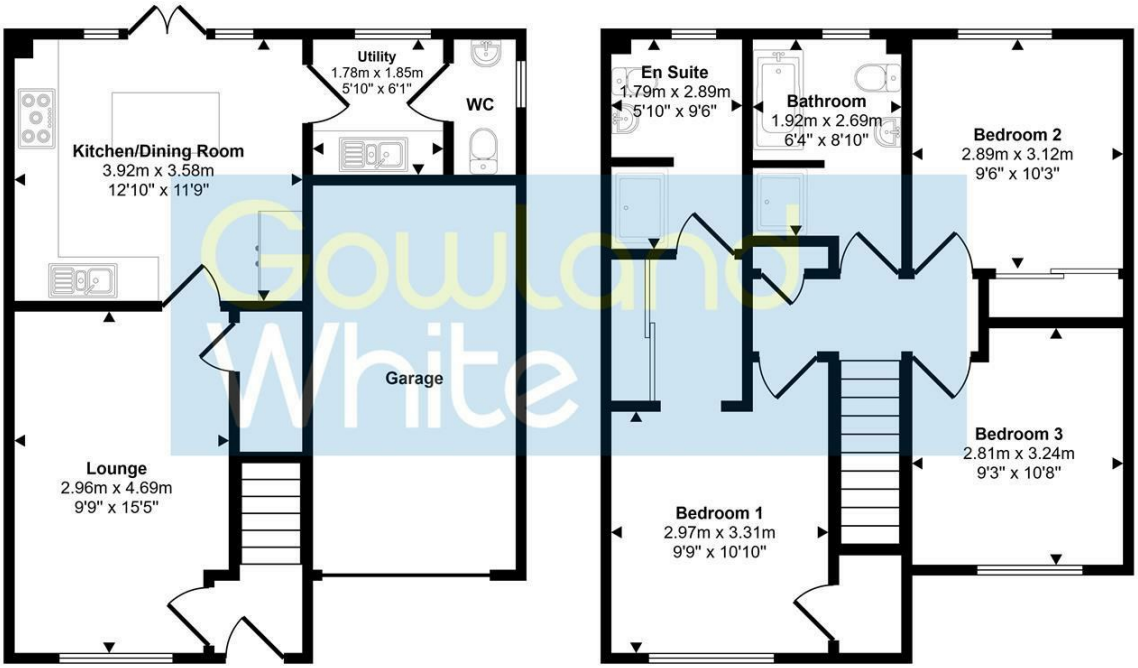
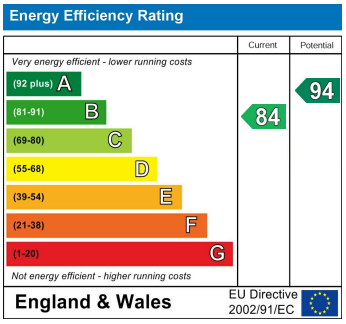
Approx Gross Internal Area
109 sq m / 1172 sq ft

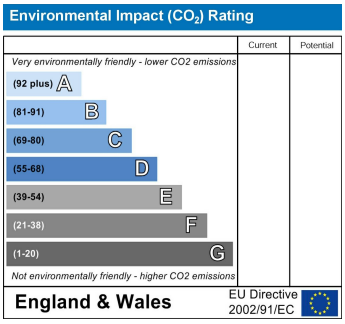


Ground Floor
Approx 54 sq m / 584 sq ft

First Floor
Approx 55 sq m / 588 sq ft

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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