



Blackfriars, Yarm, TS15 9HG

Situated within the highly regarded and much sought-after Spitalfields area of Yarm, this extended four bedroom family home presents a fantastic opportunity for buyers seeking a well-located property, offered with no onward chain.

Occupying a great plot in a cul de sac, the property benefits from a rear double extension, creating spacious and versatile living accommodation ideal for modern family life. The ground floor features a welcoming entrance hall, a substantial lounge to the front perfect for entertaining, and an impressive open-plan kitchen/dining area with integrated five burner hob, oven and dishwasher, and ample space for family gatherings. A separate study provides an ideal home office or additional reception space, alongside a convenient ground floor WC.

To the first floor, there is a spacious landing leading to four bedrooms. The principal bedroom is extended and benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish and contemporary family bathroom. The bathroom is particularly impressive, featuring double sinks, a separate bath, and a walk-in shower, offering both practicality and a touch of luxury.

Externally, the property has a driveway providing off-street parking as well as a carport and garage, ensuring ample space for vehicles and storage. The rear garden has a good level of privacy, with a paved patio and a lawn area.

The home is ideally positioned for easy access to excellent primary and secondary schools, a local shopping arcade, and is within comfortable walking distance of Yarm High Street with its range of shops, bars, and restaurants.

£338,000



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HALLWAY

16'1" x 8'10" (4.90m x 2.69m)

LOUNGE

20'6" x 13'11" > 9'5" (6.25m x 4.24m > 2.87m)

STUDY

8'11" x 8'10" (2.72m x 2.69m)

KITCHEN/DINING ROOM

21'7" x 11'2" (6.58m x 3.40m)

GROUND FLOOR WC

5'5" x 2'9" (1.65m x 0.84m)

LANDING

BEDROOM ONE

19'6" x 11'8" (5.94m x 3.56m)

ENSUITE

7' x 4'4" (2.13m x 1.32m)

BEDROOM TWO

11'2" x 14' (3.40m x 4.27m)

BEDROOM THREE

13'10" x 9'7" (4.22m x 2.92m)

BEDROOM FOUR

9'6" x 8'10" (2.90m x 2.69m)

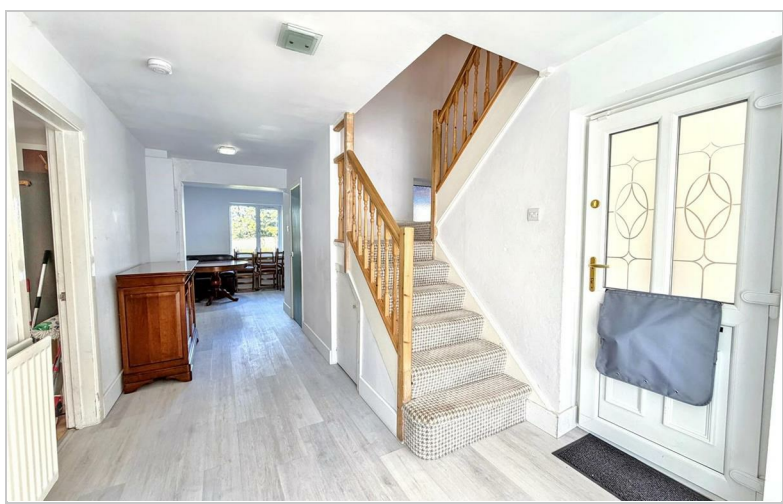
BATHROOM

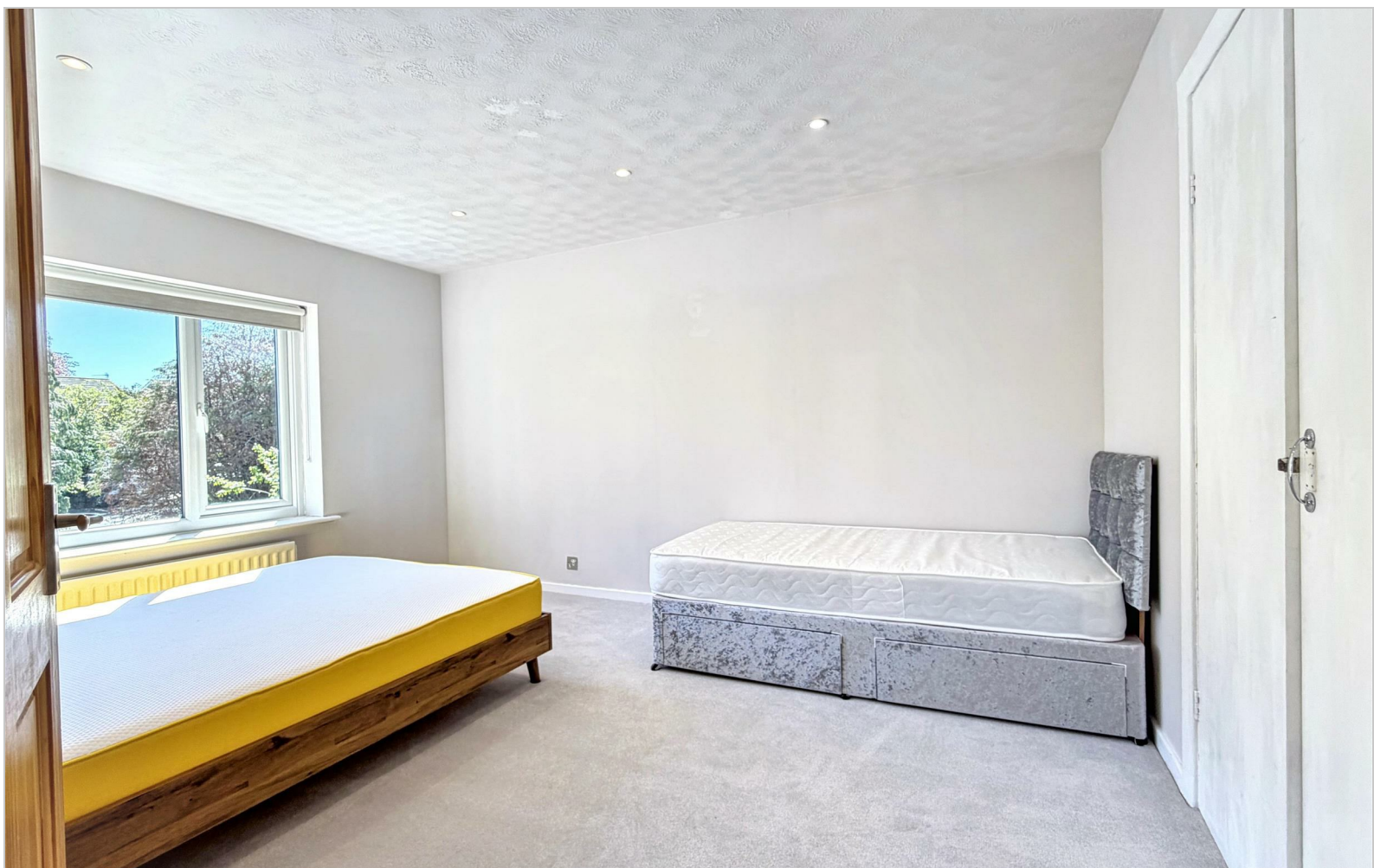
10'9" x 8'8" (3.28m x 2.64m)

AML PROCEDURE

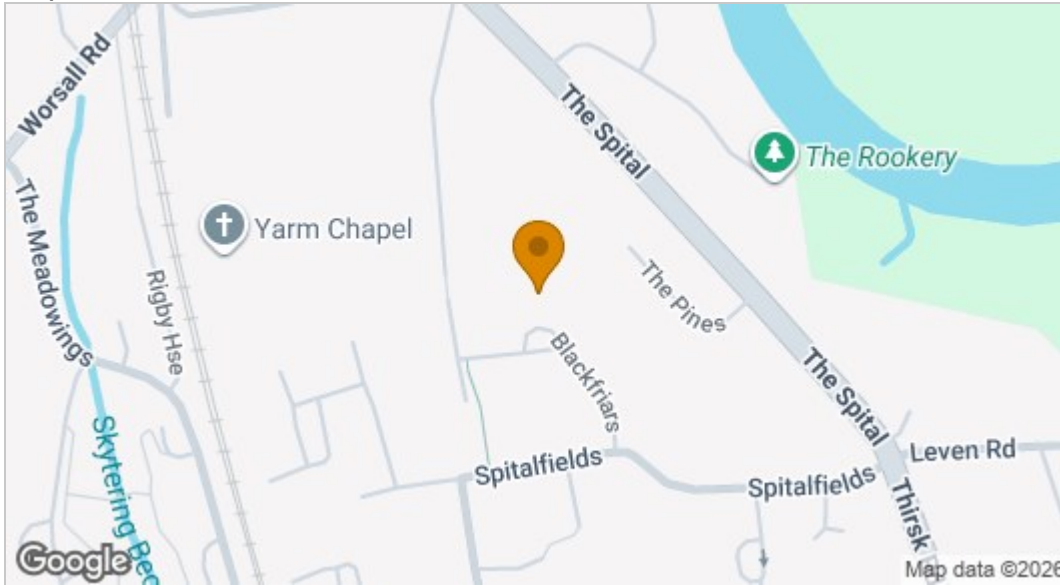
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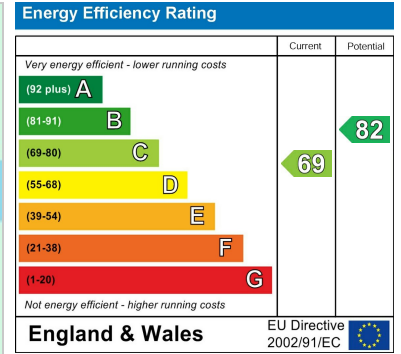




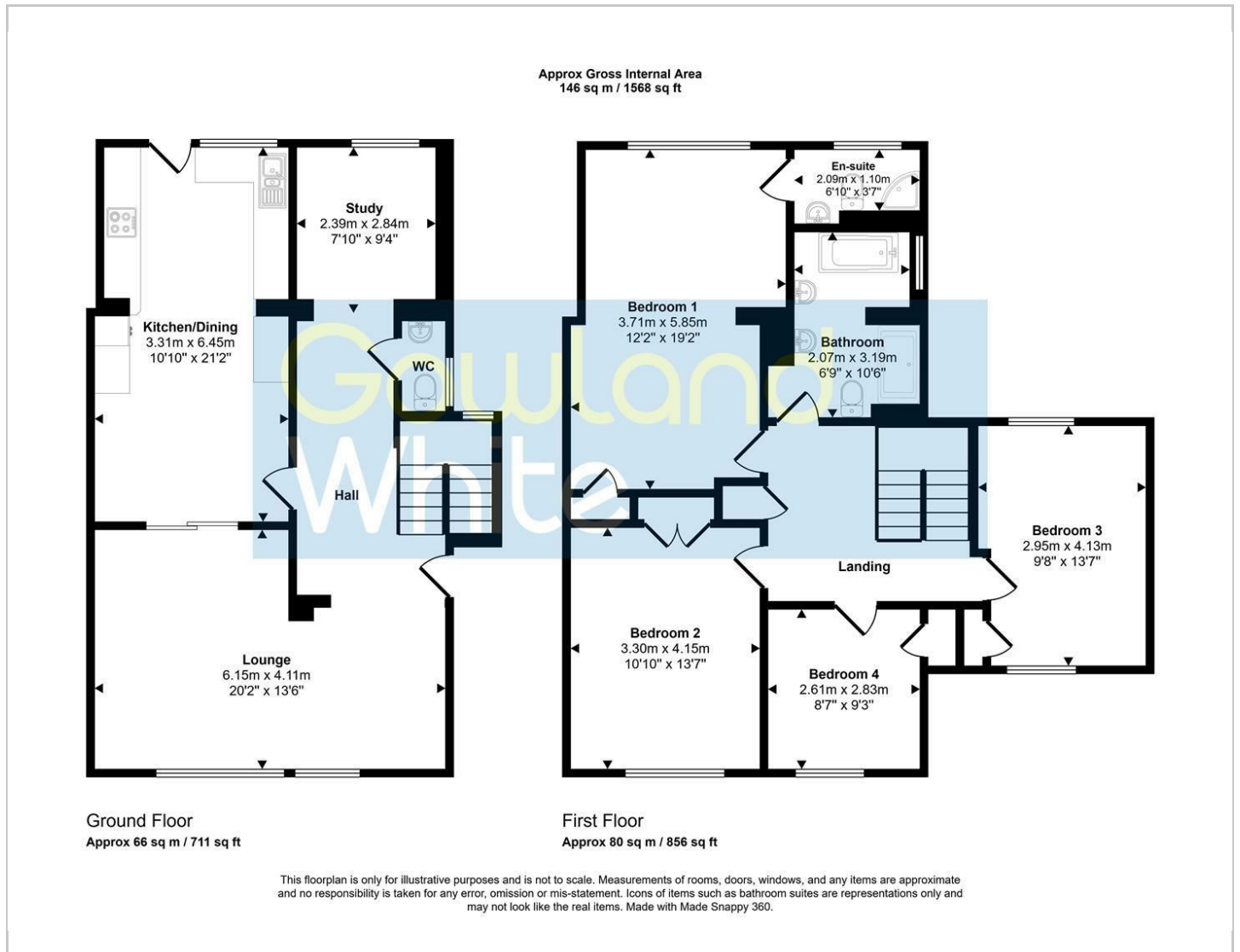
Map



EPC graph



Floor Plan



VIEWING

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

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