



## Hopper Close, Kirklevington, Yarm, TS15 9GP

Situated in the popular village of Kirklevington, this immaculately presented four bedroom detached home occupies a pleasant cul-de-sac position on the Oaklands development. Built by Taylor Wimpey to their Kingham design, the property retains the remainder of its NHBC warranty, and features many upgrades by the current owners, both internally and externally. There are views over an open green and pond to the front, and the rear garden has the bonus of being south facing.

Designed for modern family living, the spacious interior includes an entrance hall, now with a door to the garage added, a generous lounge with bay window, an impressive open plan kitchen/dining room, featuring shaker style units, integrated double oven, five burner gas hob, fridge freezer and dishwasher. French doors connect the dining area to the rear patio, creating a seamless indoor outdoor flow. The utility has space for stacked washer and drier and leads to a large WC.

Engineered hardwood flooring is a great addition to the hall, kitchen/dining room and utility, and there are shutters to all of the front windows.

Upstairs, the impressively large gallery landing leads to a spacious master bedroom with a stylish en-suite, complete with large shower. Three further well proportioned bedrooms are served by a contemporary family bathroom with a shower over the bath.

Externally, there is a lawned front garden area plus double width block paved driveway, leading to the large single garage. The rear garden has been upgraded and offers a good degree of privacy to many areas. It features a summerhouse and together with the lawn and large paved patio makes it a perfect space for entertaining or relaxing.

Kirklevington is a charming village with a welcoming community, highly regarded schools, and excellent transport links via the A19. The nearby town of Yarm provides a wide range of shops, cafes, and restaurants, making this home ideal for families and professionals seeking tranquility and convenience

£375,000





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## HALLWAY

## LOUNGE

17'8" x 11'4" (5.38m x 3.45m)

## KITCHEN/DINING ROOM

18'2" x 10'10" (5.54m x 3.30m)

## UTILITY ROOM

7'3" x 5' (2.21m x 1.52m)

## DOWNSTAIRS WC

7'3" x 4'7" (2.21m x 1.40m )

## LANDING

## BEDROOM ONE

14'8" x 11'1" (4.47m x 3.38m)

## ENSUITE

7'8" x 5'1" (2.34m x 1.55m)

## BEDROOM TWO

13'8" x 11' (4.17m x 3.35m)

## BEDROOM THREE

12'1" x 11' (3.68m x 3.35m)

## BEDROOM FOUR

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

## BATHROOM

10' x 7' (3.05m x 2.13m)

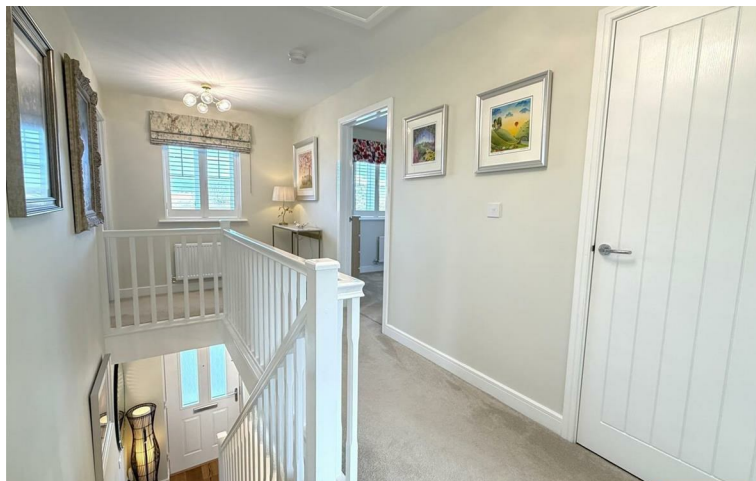
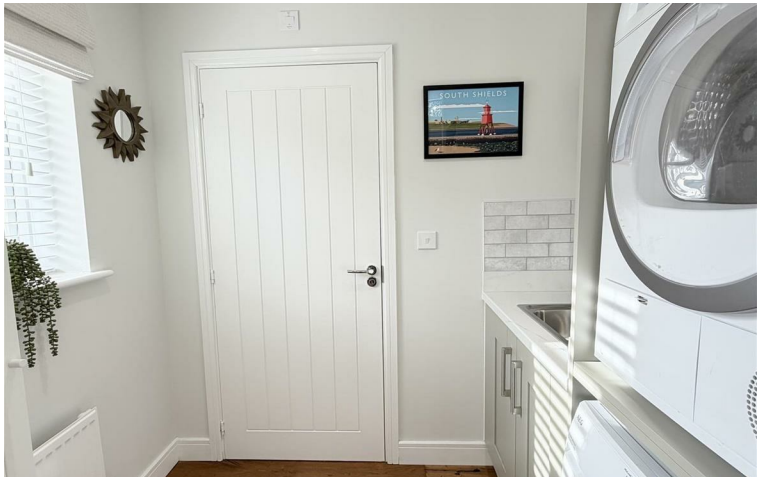
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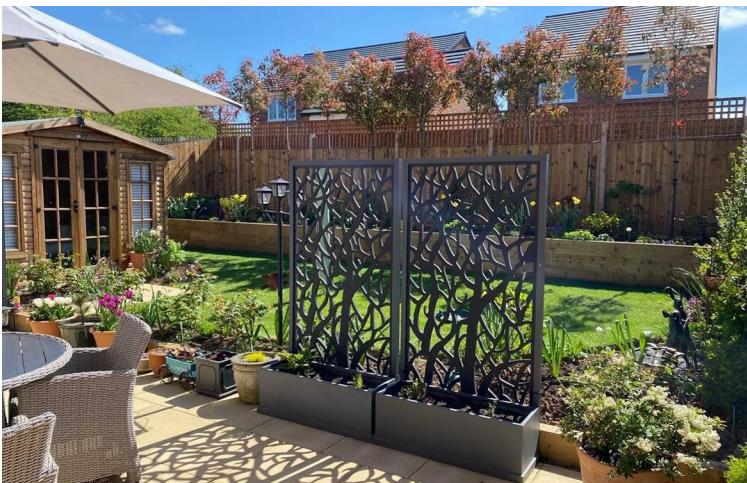


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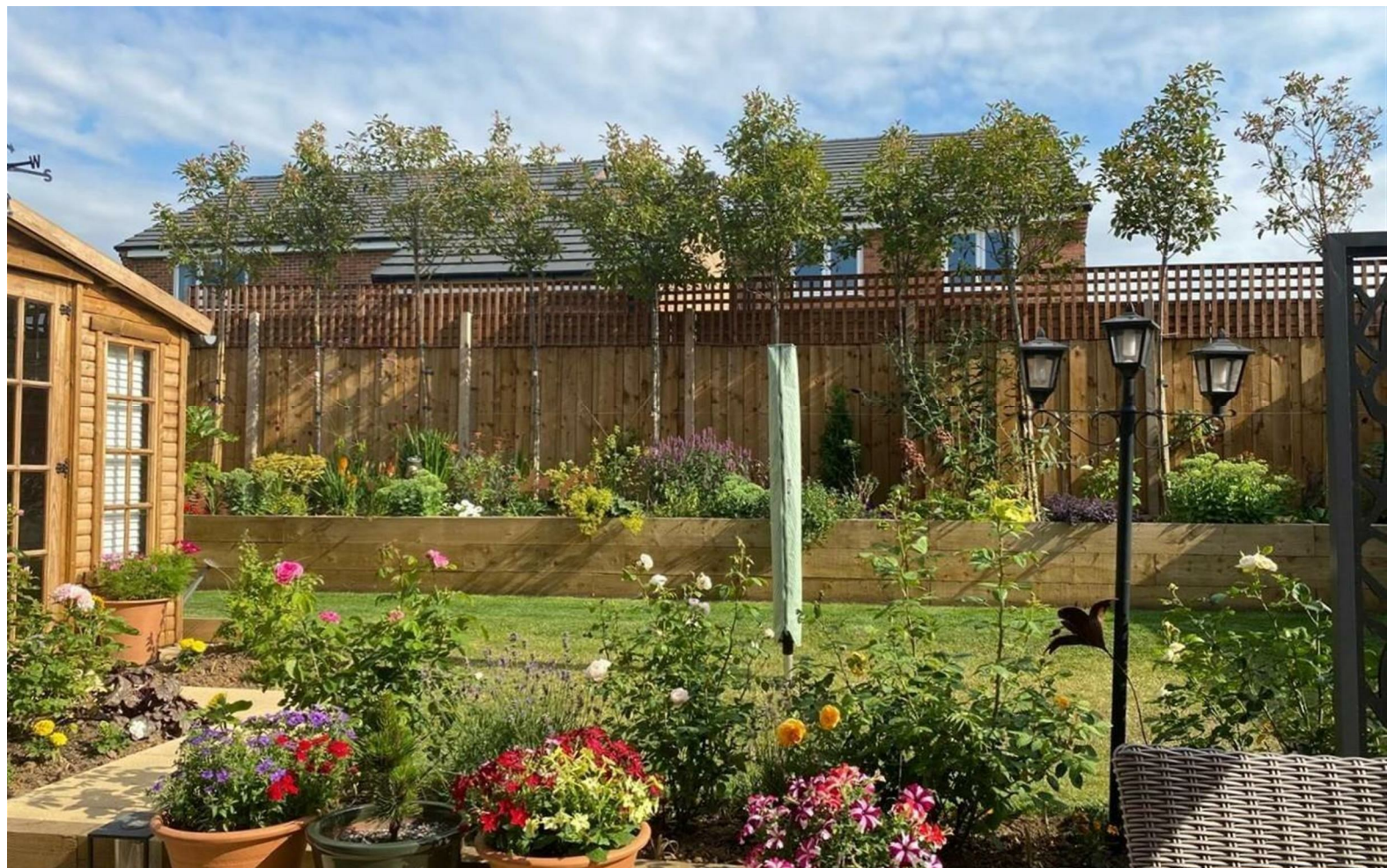




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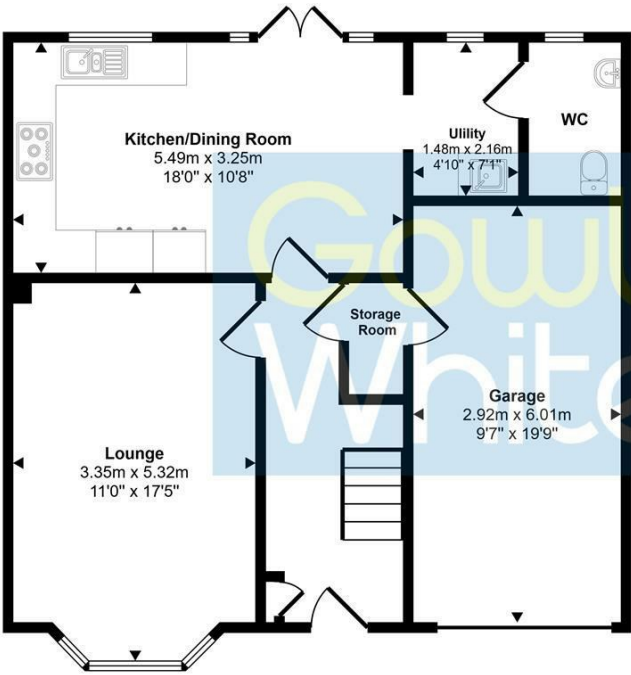




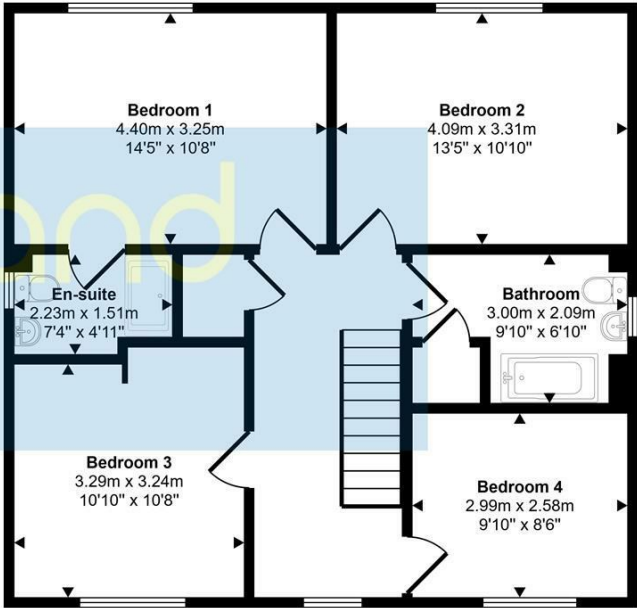


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Approx Gross Internal Area  
144 sq m / 1548 sq ft



Ground Floor  
Approx 72 sq m / 775 sq ft



First Floor  
Approx 72 sq m / 773 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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

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