

22 Braeworth Close, Yarm

£575,000

Michael Poole
SALES · LETTINGS · AUCTIONS



22 Braeworth Close

Yarm

- Occupying A Substantial Plot Extending to Approximately 0.44 Acres Within This Sought After Yarm Cul-De-Sac
- A Wonderful Four Bedroom Detached Family/Executive Home Enhanced by Attractive Decor & High Quality Fittings Throughout
- Spacious Lounge with Living Flame Effect Gas Fire & Versatile Study/Snug, Both Having Front Facing Bay Windows
- Double Glazed Conservatory & Dining Room with Rear Bay Window Opening to The Superb Redesigned Kitchen
- The Kitchen Offers Solid Wood Worktops, Built-In Oven, Microwave/Convection Oven, Integrated Dishwasher, Fridge & Wine Cooler
- Utility Room with Matching Fitted Units, Integrated Washing Machine & Freezer & Ground Floor Cloakroom/WC
- Four Generous Bedrooms with The Master Having a Walk-In Wardrobe & En-Suite & There Is a Redesigned Family Bathroom
- Beautiful Landscaped Gardens to Three Sides, Including A Woodland Area, Generous Driveway & Double Garage
- Gas Central Heating System, Double Glazing & Security Alarm System

22 Braeworth Close

Yarm

Occupying a substantial plot extending to approximately 0.44 acres within this sought after Yarm cul-de-sac, a wonderful four bedroom detached family/executive home enhanced by attractive decor and high quality fittings throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D











GROUND FLOOR

Entrance Hallway

Cloakroom/WC
5' 4" x 2' 9" (1.62m x 0.85m)

Study/Snug
12' 4" x 9' 6" (3.75m x 2.90m)
Measured into bay.

Lounge
19' 8" x 11' 7" (5.99m x 3.54m)
Measured into bay.

Conservatory
11' 1" x 9' 7" (3.38m x 2.93m)

Dining Room
12' 2" x 10' 0" (3.72m x 3.04m)
Measured into bay.

Kitchen
16' 2" x 9' 8" (4.93m x 2.95m)

Utility Room
6' 1" x 5' 4" (1.86m x 1.62m)

FIRST FLOOR

Master Bedroom
14' 2" x 10' 2" (4.33m x 3.09m)

Walk-in Wardrobe
6' 11" x 6' 3" (2.10m x 1.90m)

En-suite Shower Room
6' 3" x 5' 5" (1.90m x 1.65m)

Bedroom Two
11' 6" x 9' 11" (3.50m x 3.02m)

Bedroom Three
12' 2" x 9' 2" (3.72m x 2.80m)

Bedroom Four







Bedroom Three
12' 2" x 9' 2" (3.72m x 2.80m)

Bedroom Four
8' 6" x 7' 7" (2.59m x 2.30m)

Bathroom
7' 3" x 6' 2" (2.20m x 1.88m)

EXTERNALLY

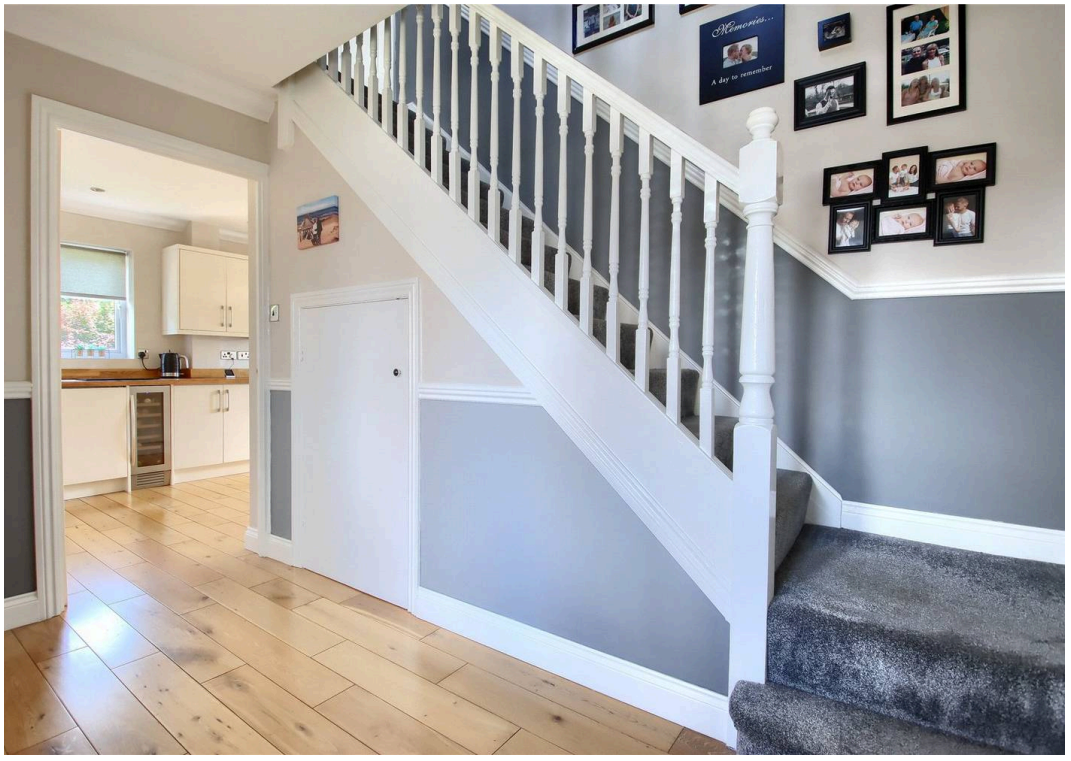
Plot
The property occupies a substantial corner plot extending to 0.44 acres or thereabouts. There is a lawned front garden with double width driveway and turning area together with a detached double garage with two up and over doors, power points and lighting. Directly to the rear there is a private lawned garden with a paved patio area. A significant additional area of land has been purchased by the present owners, which significantly increases the overall plot size. This area includes extensive lawns with an abundance of established shrubs and a block paved patio area. There is also a significant, mature woodland area, vegetable garden, orchard area, pergola and garden shed.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.








Memories...
A day to remember











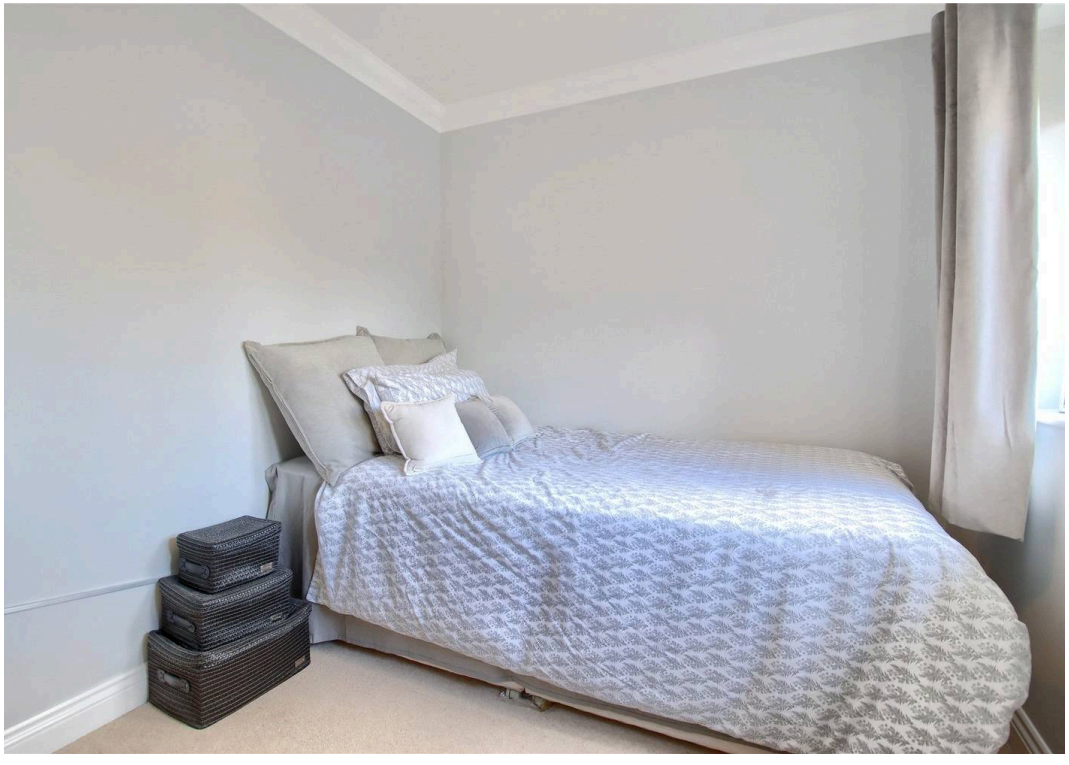








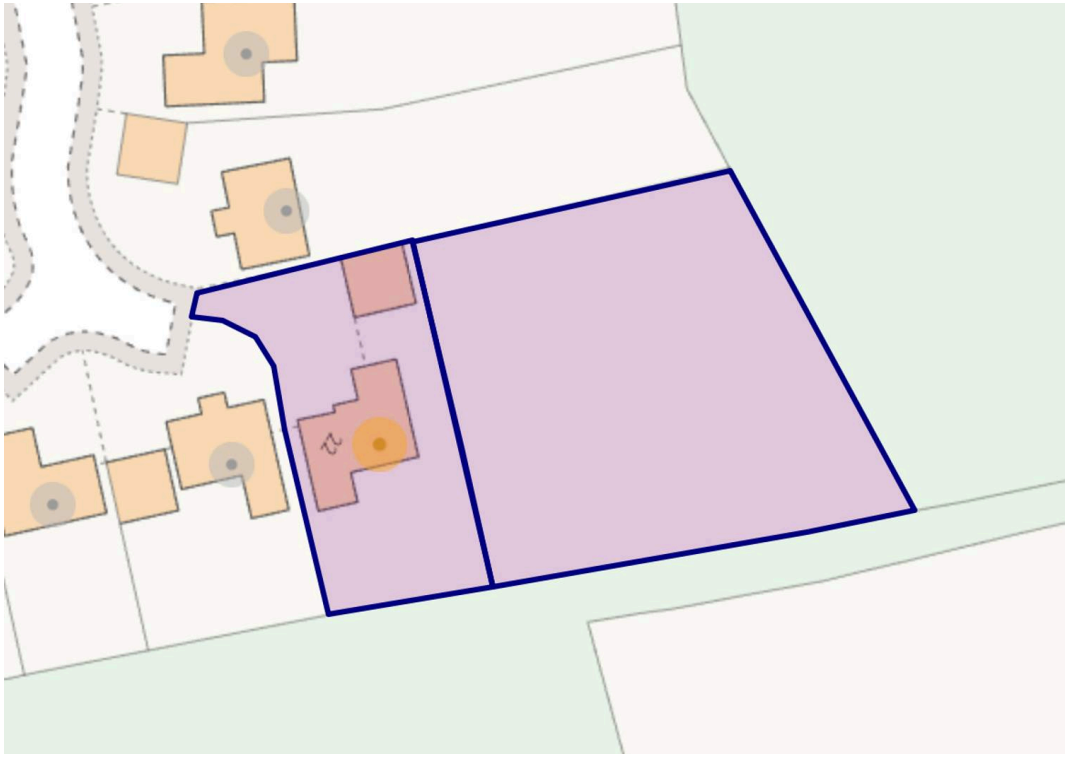












GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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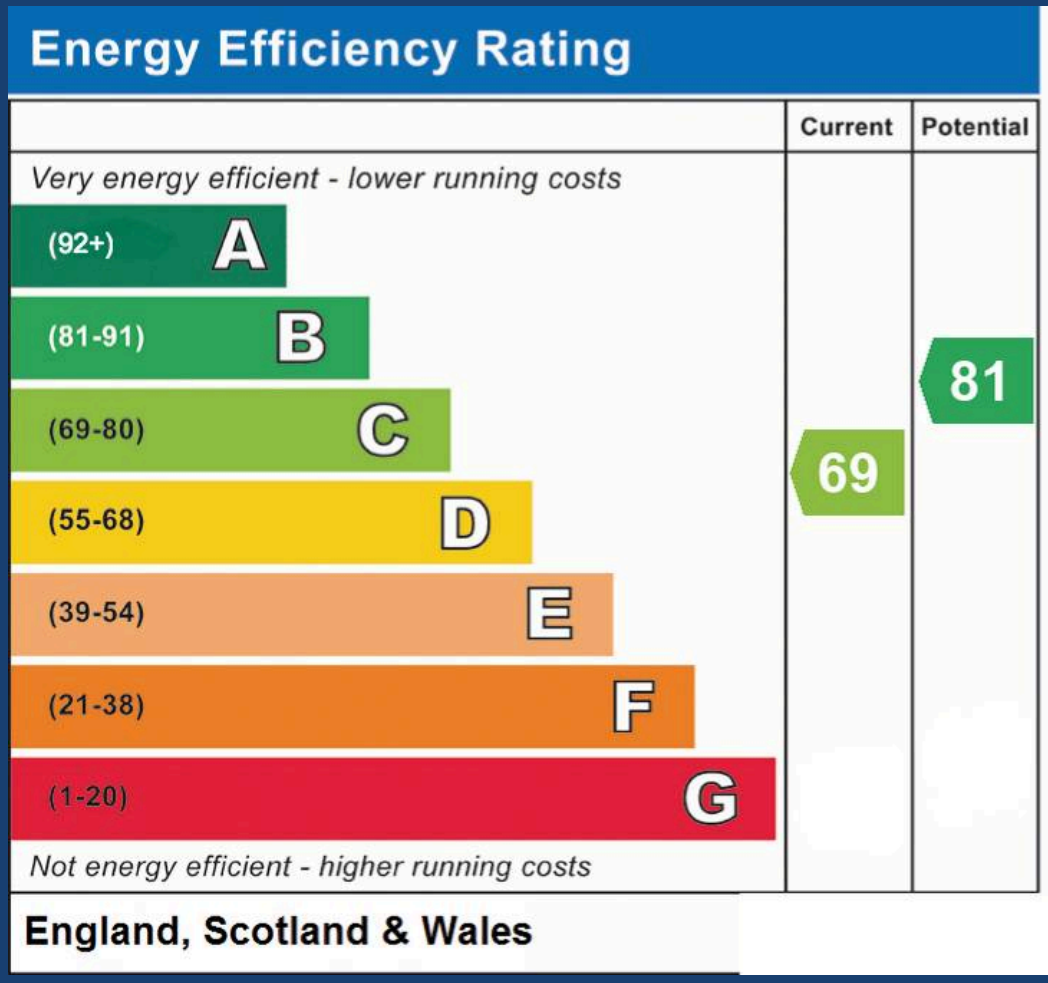

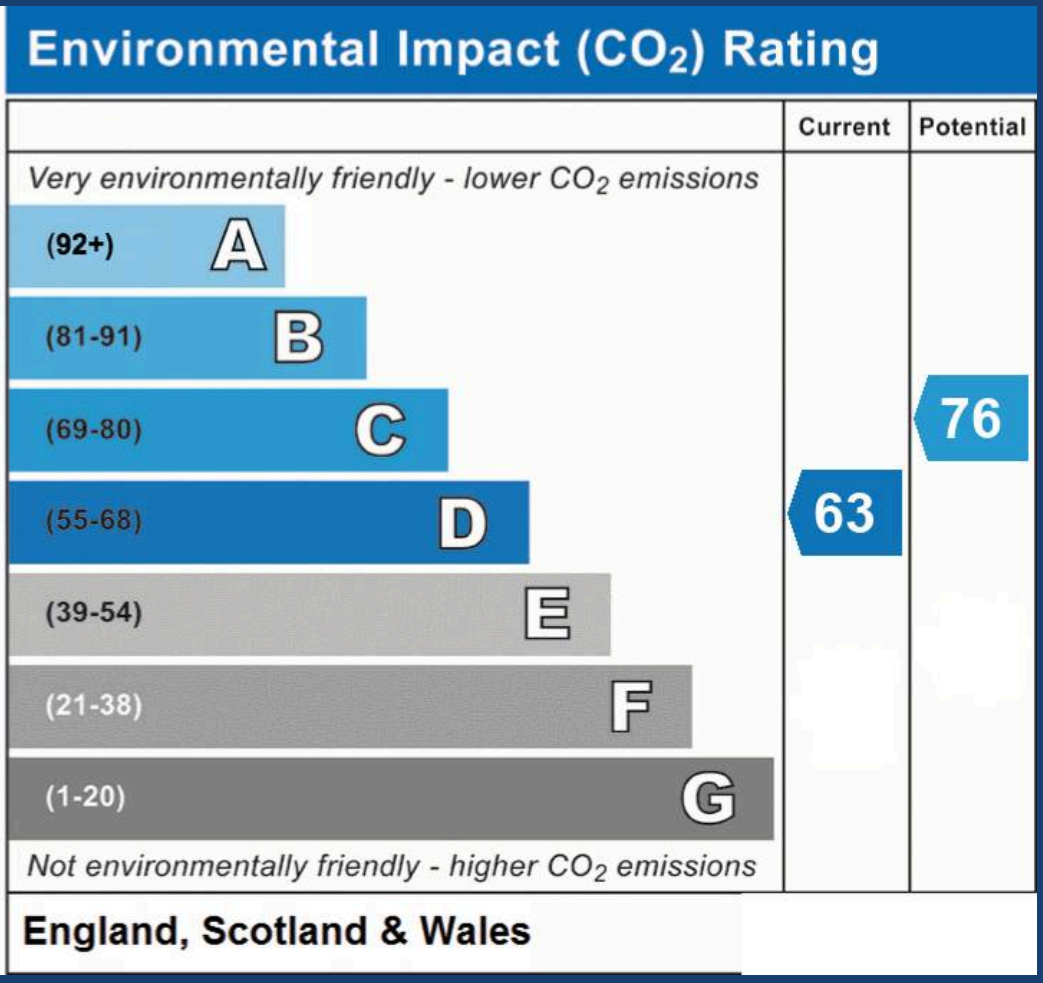

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