

## THE SLAYDE, YARM, TS15 9HZ



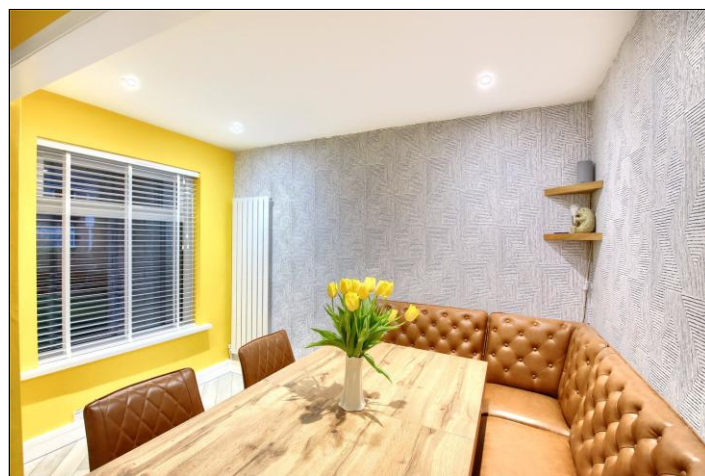
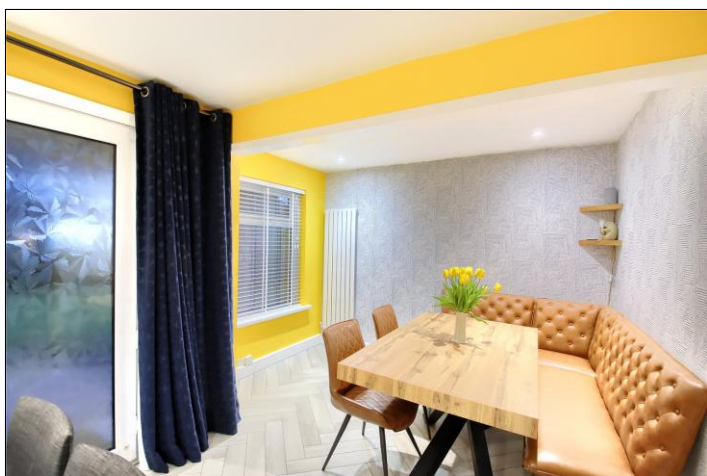
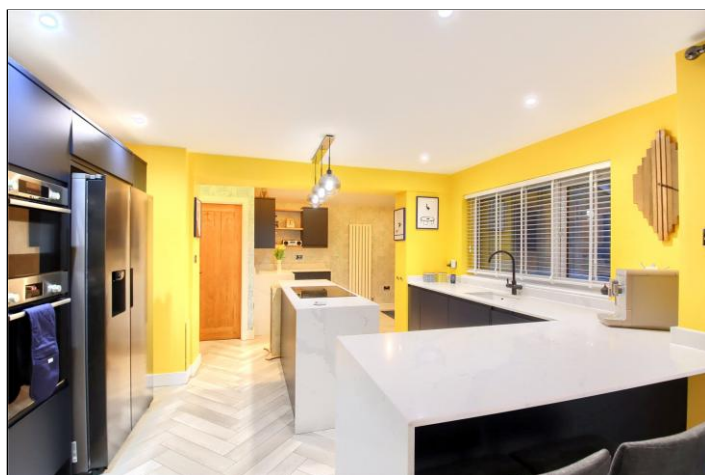
- ▲ Enjoying a surprisingly generous corner site with gardens to front and side, a rear southwest facing garden, two driveways and a single garage
- ▲ A stylish, beautifully remodelled four bedroom detached family home set within the popular Spitalfields development in Yarm
- ▲ Well positioned for access to highly regarded junior and secondary schooling, shopping facilities and transport links
- ▲ Extensive lounge/dining room with double glazed French doors to the rear garden and versatile dining room/study
- ▲ Stunning redesigned breakfast kitchen opening to the impressive family area created from the original integral garage space
- ▲ Bespoke kitchen units with island unit, built in oven, convection oven/microwave, induction hob, integrated dishwasher and wine cooler
- ▲ Four generous bedrooms, all having fitted wardrobes/storage
- ▲ Luxurious redesigned tiled bathroom with white three piece suite and refitted ground floor cloakroom/WC
- ▲ Gas central heating system via a combination boiler and double glazing

**£375,000**

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## GROUND FLOOR

### HALLWAY

**LOUNGE/DINING ROOM** - 6.49m (21'4") x 4.41m (14'6") reducing to 3.32m (10'11")

**STUDY/DINING AREA** - 3.19m x 1.88m (10'6" x 6'2")

**BREAKFAST KITCHEN/FAMILY AREA** - 4.10m (13'5") x 2.77m (9'1") plus 5.43m x 2.34m (7'8")

**CLOAKROOM/WC** - 1.72m x 1.31m (5'8" x 4'4")

## FIRST FLOOR

### LANDING

**BEDROOM ONE** - 3.64m x 3.21m (11'11" x 10'6")  
Built in double wardrobe.

**BEDROOM TWO** - 3.56m x 3.18m (11'8" x 10'5")  
Fitted shower cubicle.

**BEDROOM THREE** - 2.93m x 2.75m (9'7" x 9')  
Built in double wardrobe.

**BEDROOM FOUR** - 3.21m x 2.21m (10'6" x 7'3")  
Built in wardrobe.

**TO VIEW:** Tel: 01642 788878  
59 High Street, Yarm, TS15 9BH

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**BATHROOM - 2.71m (8'11") reducing to 1.65m (5'5") x 2.07m (6'9")**

## EXTERNALLY

### **GARDENS, PARKING & GARAGE**

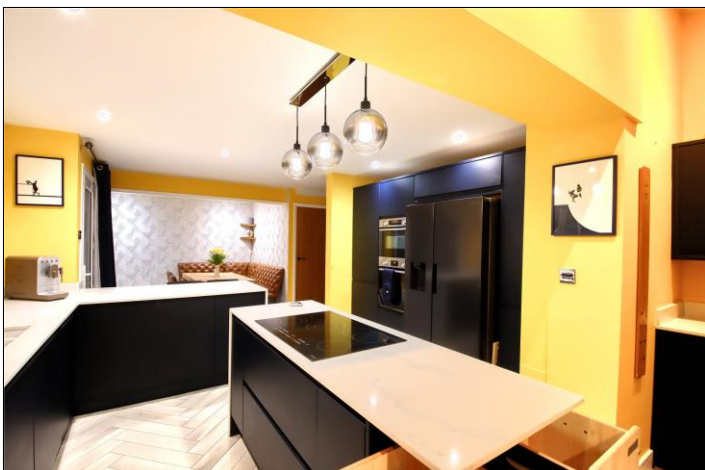
The property occupies a generous corner site with gardens to front, side and rear. Lawned front garden with established trees and shrubs together with a block paved driveway which provides off street parking. To the side there is a further lawned area with access path and gate leading to the enclosed, landscaped south west facing rear garden which is mainly laid to lawn with well stocked shrub borders, a full width paved patio area and access gate to the rear second driveway offering further off street parking and leading to the single garage with up and over door, power points and lighting.

**AGENTS REF:** - DCLS/YAR250424/23012026

**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on

Tel: 01642 788878





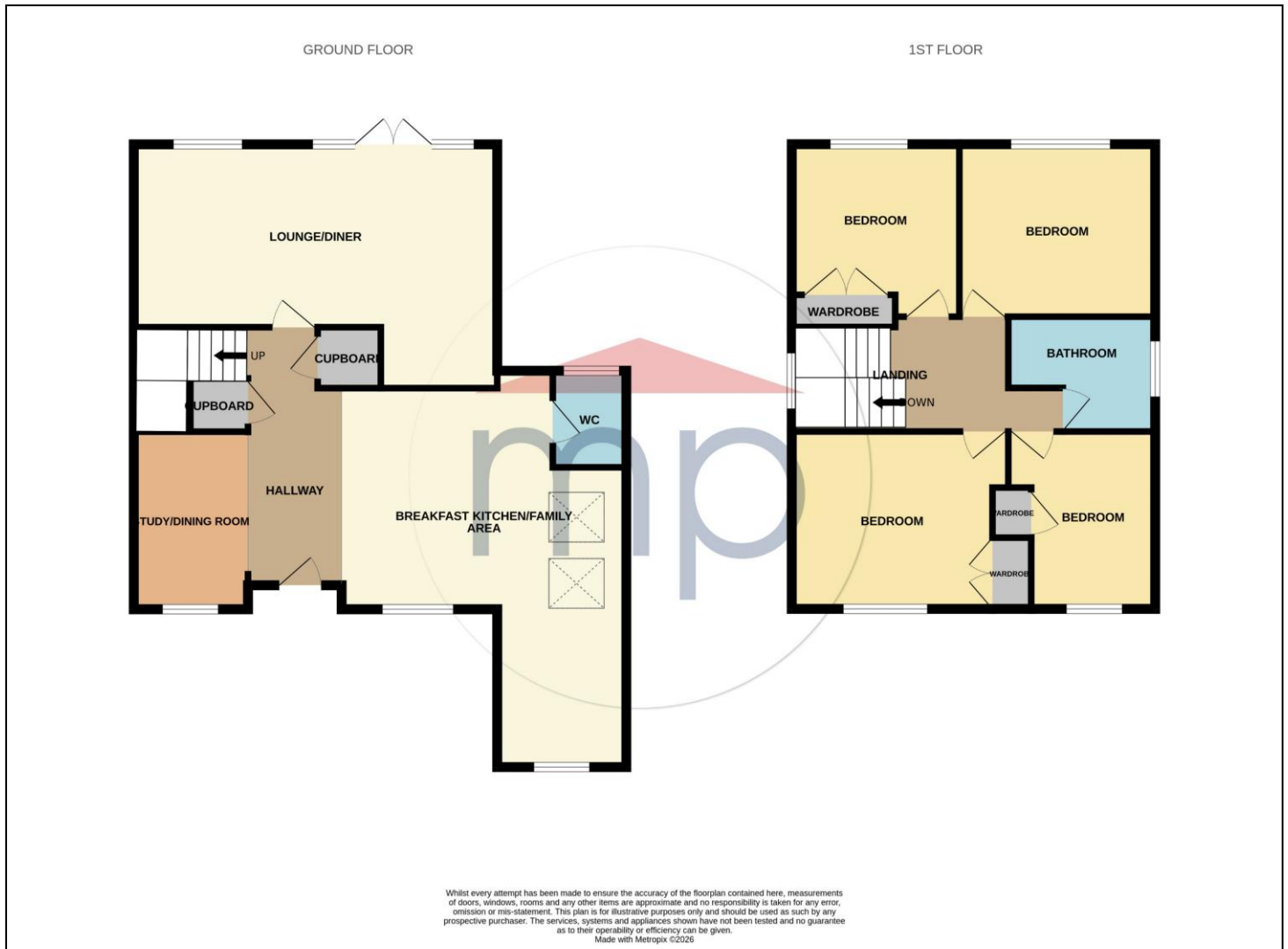
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