GowlandWhite

Bridge Street, Yarm, TS15 9BY

A truly unique four bedroom detached home, tucked away just off Bridge Street and only a stone's throw from the vibrant Yarm High Street with its excellent range of bars, restaurants and boutique shops.

Presented in immaculate condition throughout, this beautifully extended property offers spacious and versatile accommodation with a superb blend of contemporary design and character. Benefitting from double glazing, gas central heating, cavity wall insulation and solar panels that are owned outright. The accommodation briefly comprises a welcoming entrance hallway leading to an impressive 32ft open plan kitchen/dining/living space featuring a vaulted ceiling, gas log burner, integrated oven, hob and dishwasher, together with double sliding doors opening onto the rear garden. There is also a separate utility room and ground floor WC.

The elegant lounge enjoys a bay window and striking three-sided glass fronted gas fire. To the ground floor are two bedrooms, one with fitted wardrobes and an en suite shower room, whilst the second bedroom offers flexibility for use as a home office or study.

To the first floor are two further generous bedrooms, both benefiting from stylish refitted en suites completed in 2023, each featuring double walk-in shower enclosures and dressing rooms and both with fitted wardrobes.

Externally, the property offers parking for 3-4 vehicles together with an EV charging point. The low maintenance rear garden is a tranquil space backing onto 'True Lovers Walk' alongside the river, with elevated seating areas enjoying river views, a decked patio, artificial lawn, external dog shower and two storage sheds.

A rare opportunity to acquire a stunning home in one of Yarm's most desirable and convenient locations.

Offers Around £550,000

4 3 2 D

HALL
20' x 8'5" (6.10m x 2.57m)

KITCHEN/DINING/FAMILY ROOM
32'4" x 11'9" (9.86m x 3.58m)

UTILITY ROOM
7'2" x 5'8" (2.18m x 1.73m)

DOWNSTAIRS WC
4'10" x 2'7" (1.47m x 0.79m)

LOUNGE
20'10" x 12'1" (6.35m x 3.68m)

GROUND FLOOR BEDROOM TWO/STUDY
13'3" x 10'5" (4.04m x 3.18m)

GROUND FLOOR BEDROOM ONE
12'11" x 11'9" (3.94m x 3.58m)

ENSUITE
9'3" x 6'3" (2.82m x 1.91m)

LANDING

MASTER BEDROOM
17'7" x 13'3" (5.36m x 4.04m)

DRESSING ROOM
8'8" x 8'1" (2.64m x 2.46m)

ENSUITE
8'5" x 7'7" (2.57m x 2.31m)

BEDROOM TWO
12'11" x 12'3" (3.94m x 3.73m)

DRESSING ROOM
8'6" x 5'11" (2.59m x 1.80m)

ENSUITE
8'5" x 6'4" (2.57m 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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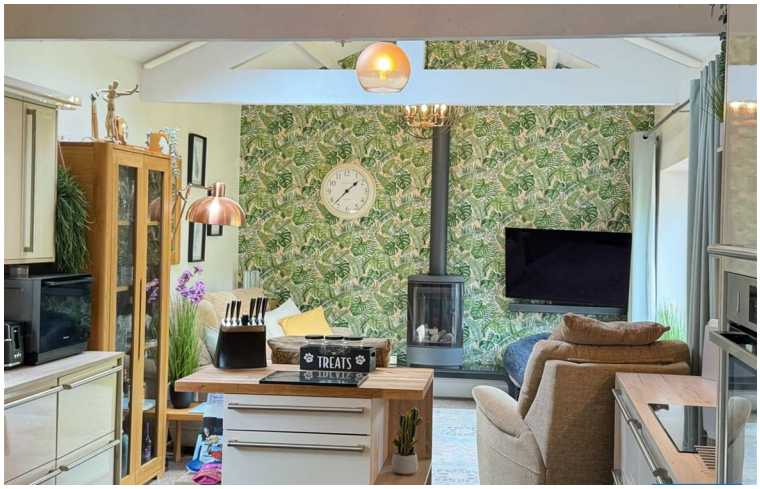

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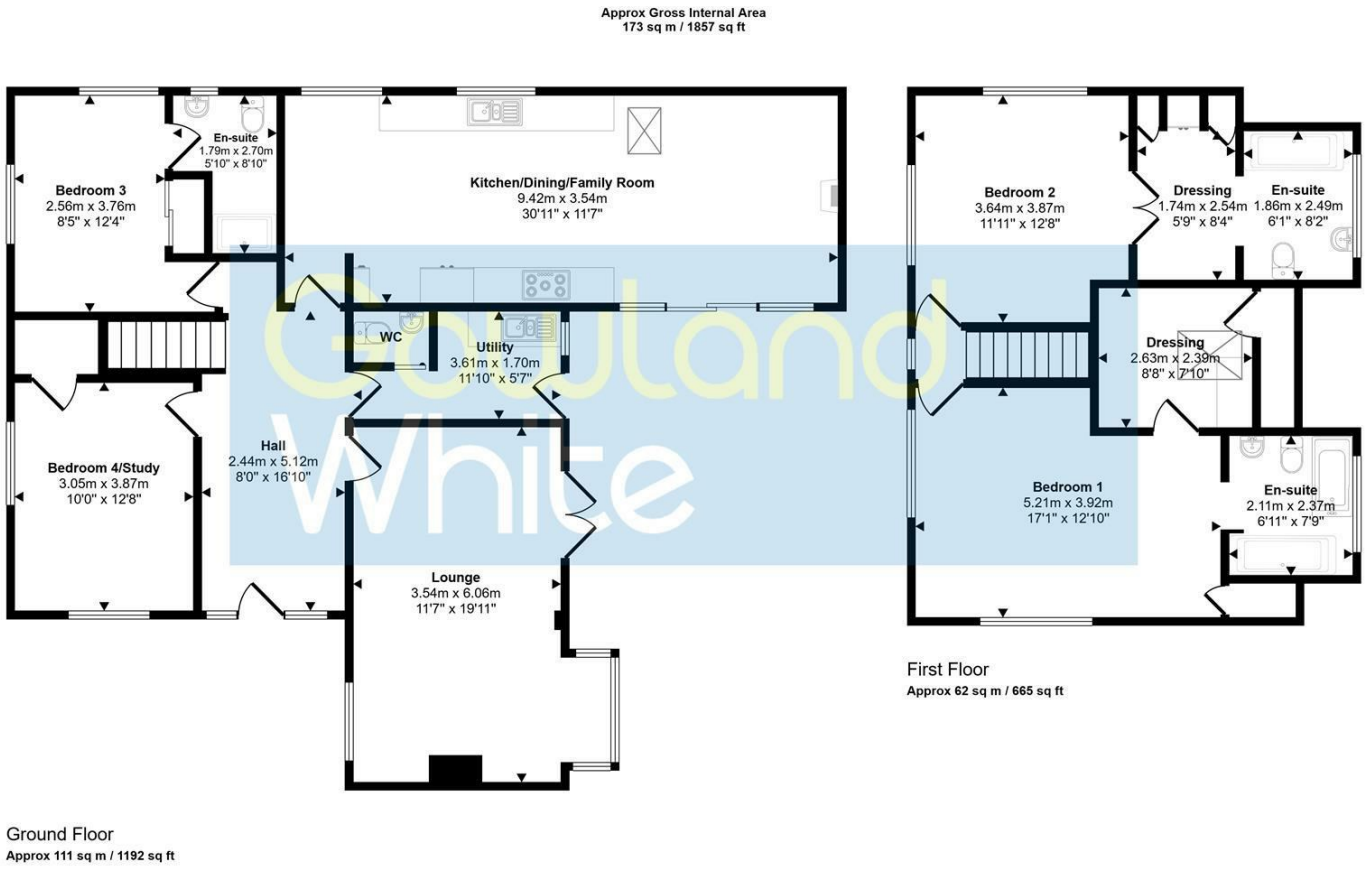
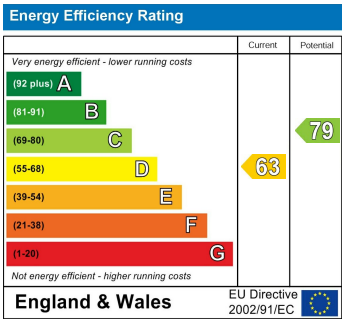
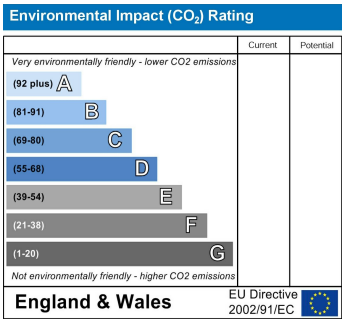


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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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