

14 Holly Pond Court, Yarm

£325,000

Michael Poole
SALES · LETTINGS · AUCTIONS



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Remodelled four bedroom detached home in sought-after Yarm, with a south-westerly garden, modern dining kitchen, en-suite, garage and driveway. Close to schools and the railway station.

- An impressive four bedroom detached family home occupying a generous plot with South-Westerly rear aspect.
- Located in the sought after Morley Carr Farm development in Yarm, close to highly regarded Junior and Secondary schooling.
- Attractively remodelled by the present owners, to create a modern, contemporary layout.
- Bright and Airy Lounge with feature media wall and double glazed French doors to the rear garden.
- Redesigned Dining Kitchen with built in oven, induction hob, integrated fridge/freezer, dishwasher & washing machine.
- Family Bathroom with white three piece suite and ground floor Cloakroom/WC.
- Four spacious bedrooms with the Master having an impressive En-suite Shower Room with double shower enclosure.
- Gas central heating system and double glazing.
- Nicely presented low maintenance gardens to front and rear, double width driveway and single garage.
- Excellent location close to a range of amenities and transport links, with Yarm railway station a short walk away.

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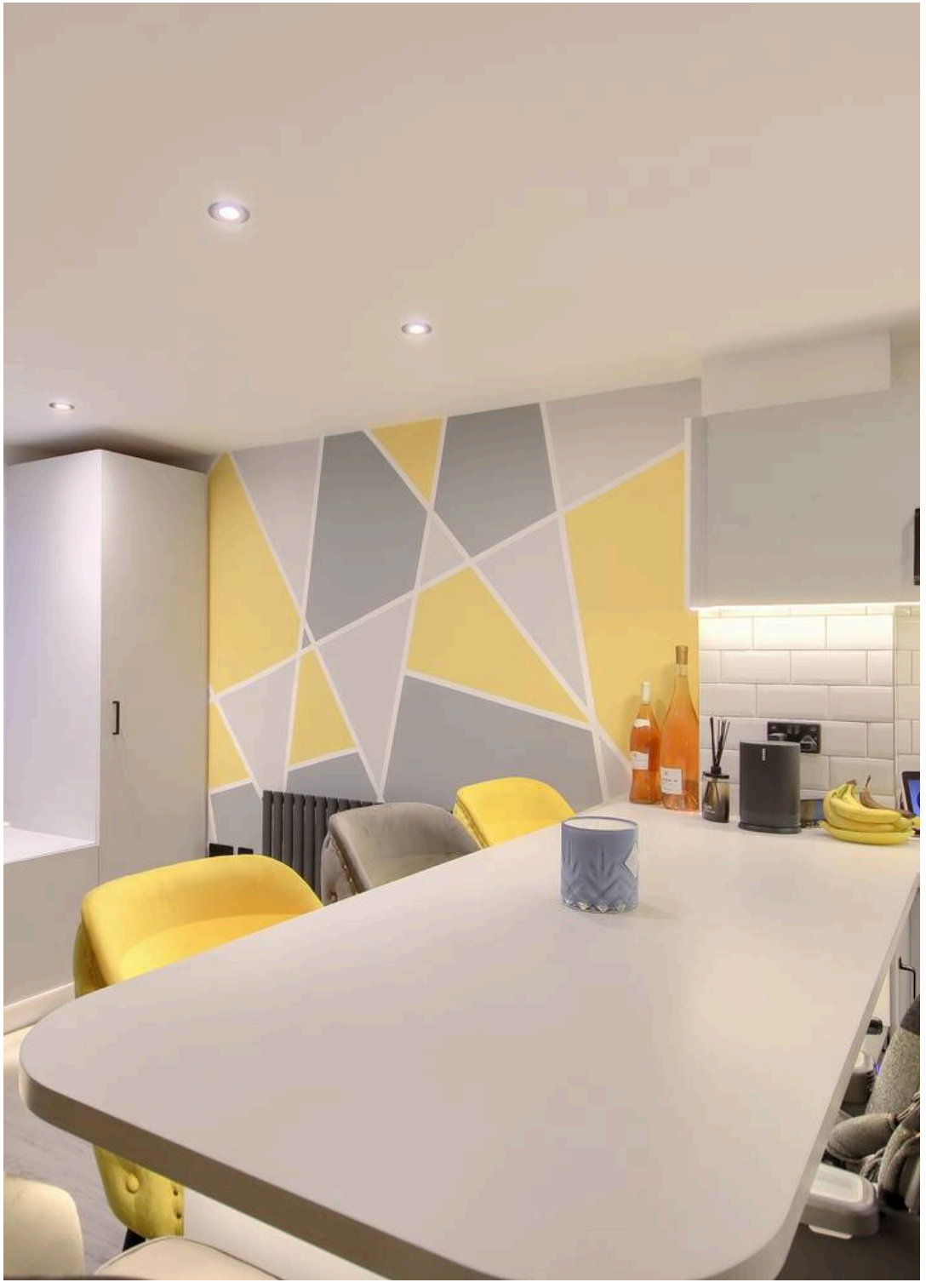
Occupying a generous plot with a delightful south-westerly facing rear aspect, this impressive four bedroom detached family home enjoys a superb position within the highly regarded Morley Carr Farm development in Yarm. Ideally located for access to the area's excellent amenities, highly regarded junior and secondary schooling and transport links, with Yarm railway station just a short walk away, the property offers an appealing combination of contemporary living, generous accommodation and a highly convenient location.

Attractively remodelled by the present owners, the property has been thoughtfully enhanced to create a stylish, modern layout ideally suited to the demands of today's family lifestyle. The bright and airy lounge provides an inviting space in which to relax, featuring an impressive media wall as a focal point and double glazed French doors opening directly onto the rear garden, creating an appealing connection between indoor and outdoor living.

The redesigned dining kitchen forms a particularly attractive feature of the home, offering a contemporary setting for everyday family life and entertaining alike, complemented by a range of fitted units and integrated appliances including a built-in oven, induction hob, fridge/freezer, dishwasher and washing machine. A ground floor cloakroom/WC adds further practicality.

To the first floor, there are four generously proportioned bedrooms, providing flexibility for growing families, guests or those requiring a dedicated home working space. The impressive master bedroom benefits from a superb en-suite shower room incorporating a double shower enclosure, whilst the remaining bedrooms are served by a modern family bathroom fitted with a white three piece suite.

Externally, the property continues to impress, with attractively presented, low-maintenance gardens to both the front and rear. The generous plot and south-westerly rear aspect provide an ideal setting for enjoying the afternoon and evening sunshine, whilst a double-width driveway provides ample off-street parking and leads to a single garage.



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Further benefits include gas central heating and double glazing. An excellent opportunity to acquire a beautifully remodelled family home in one of Yarm's sought-after residential developments, where contemporary accommodation, outdoor space and everyday convenience combine to create a particularly appealing proposition.

Services
We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

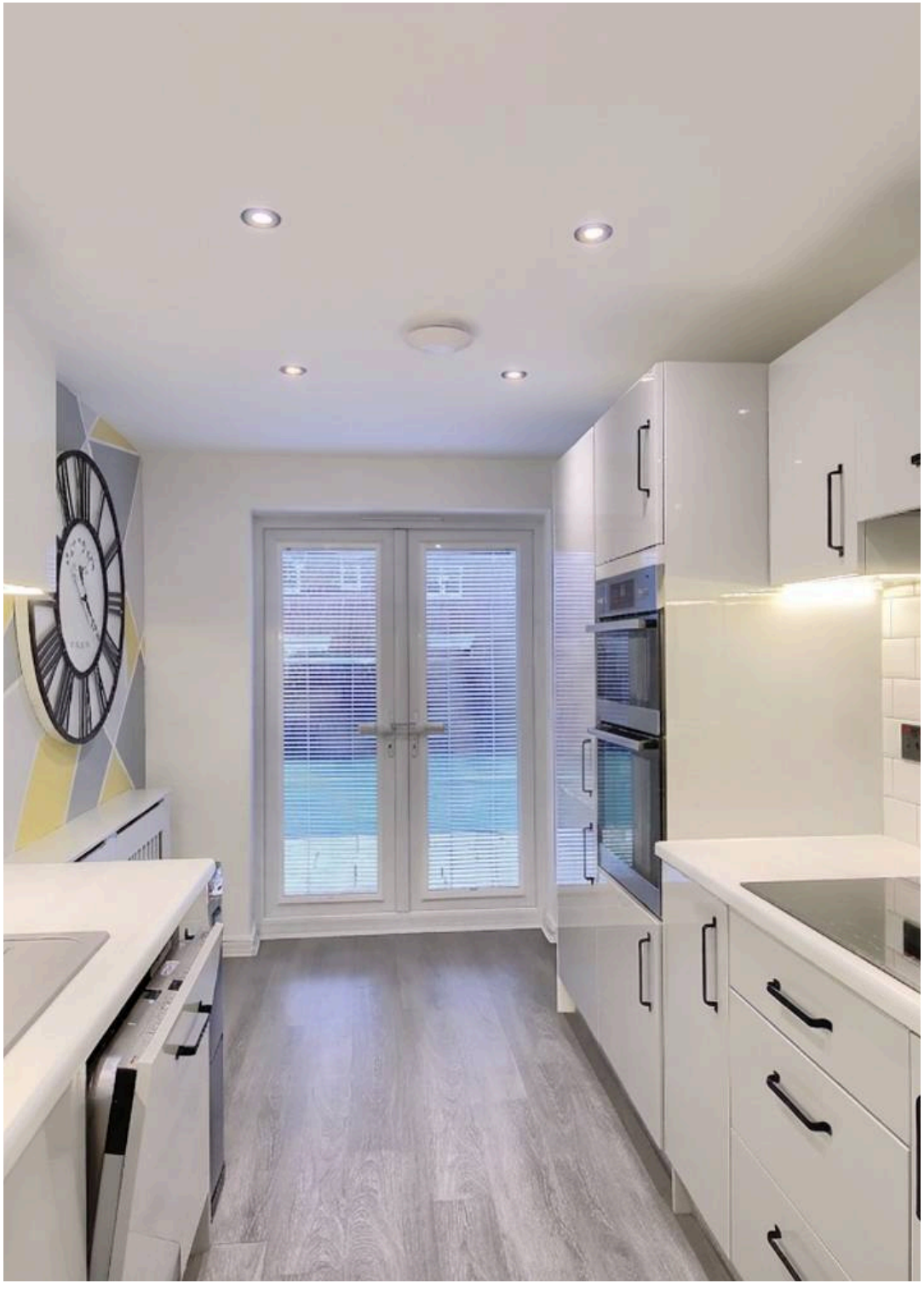
AGENTS REF:
DC/LS/19112026

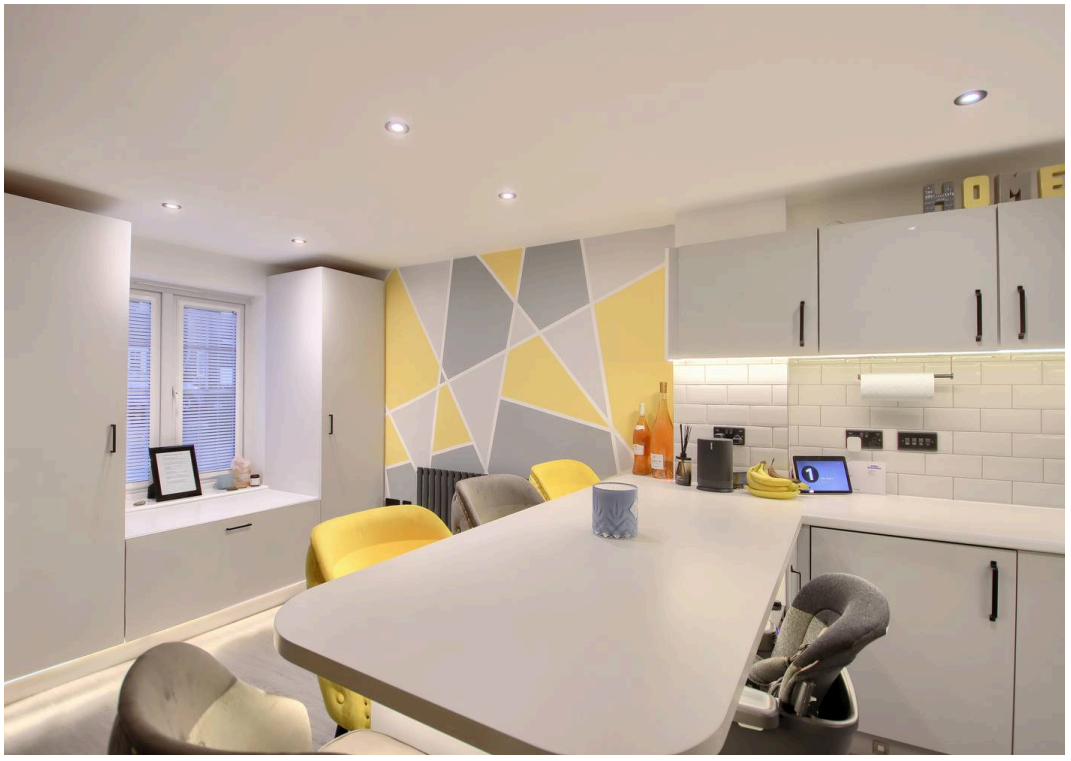
Council Tax band: D

Tenure: Freehold

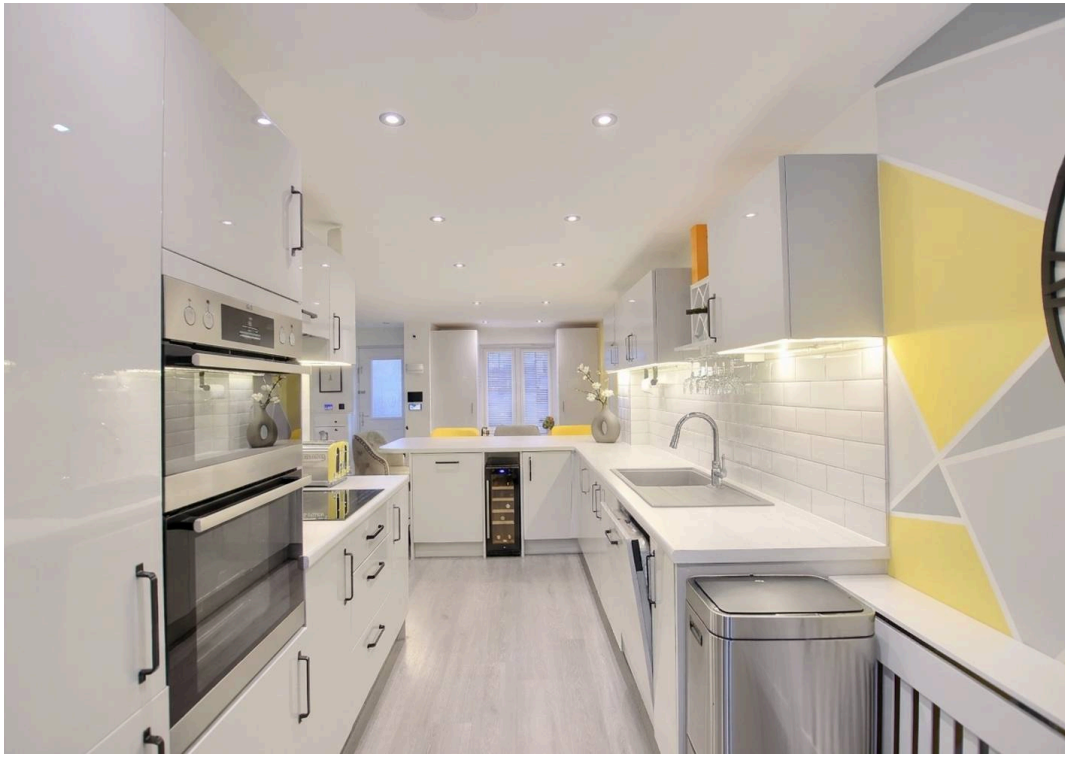
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





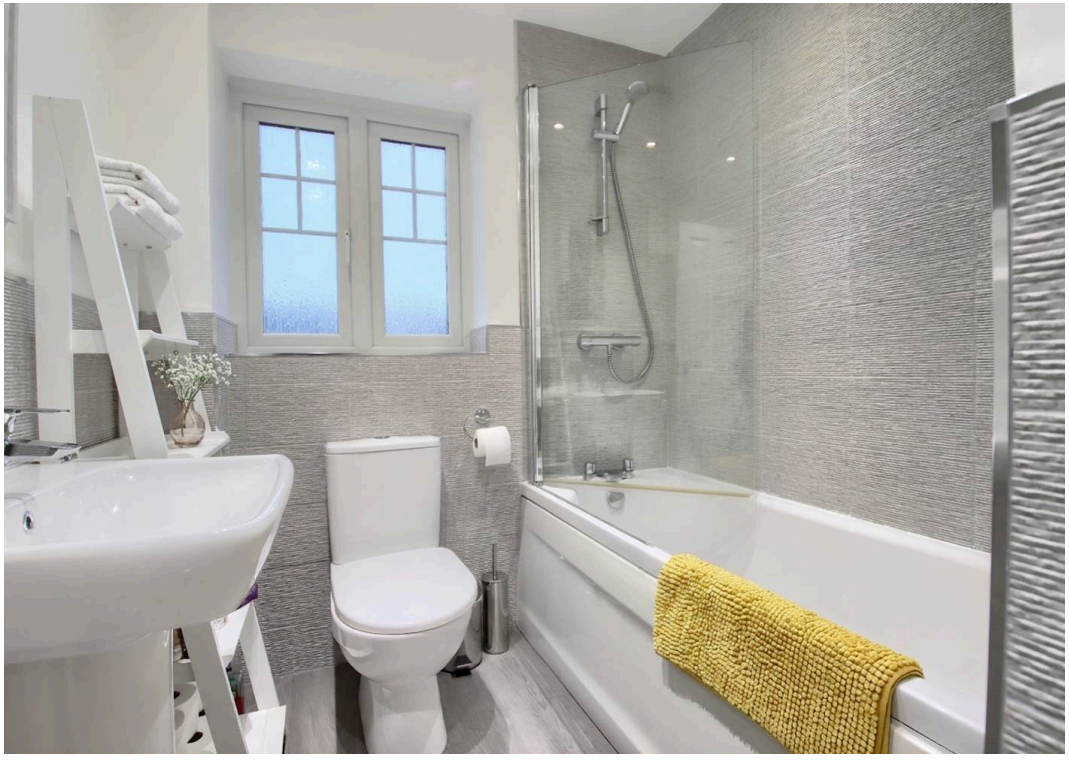






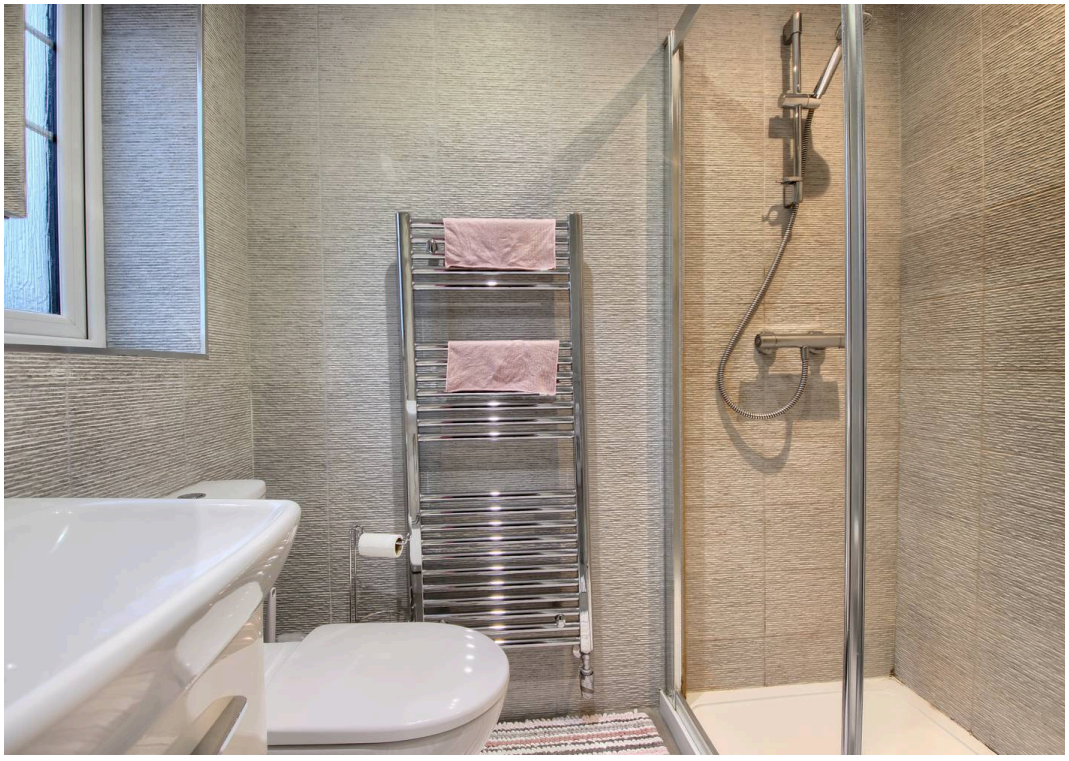








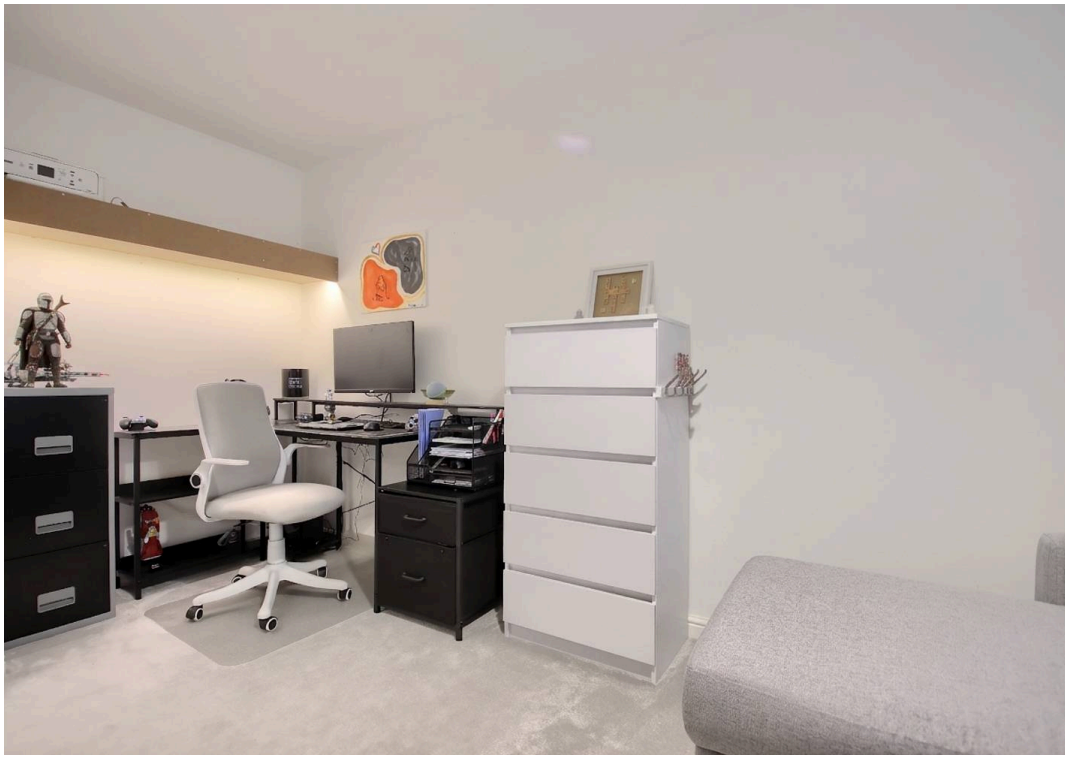




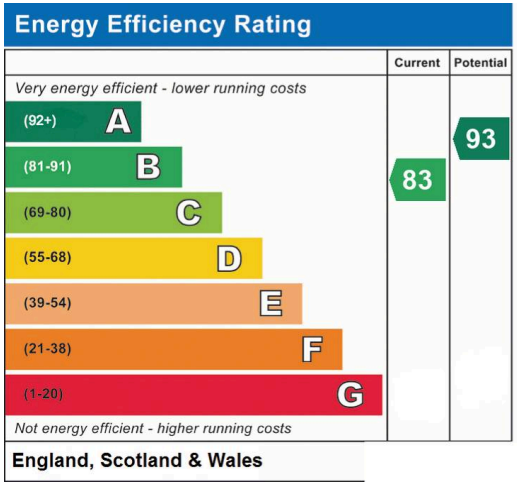


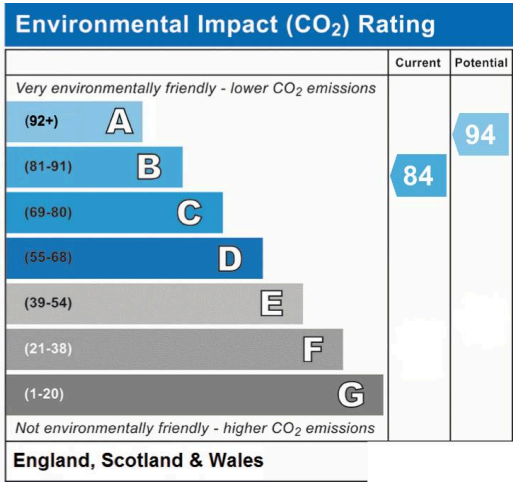









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
93
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
84
94
England, Scotland & Wales

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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