



## Rotary Road, Kirklevington, Yarm, TS15 9GW

Situated in the picturesque village of Kirklevington, this immaculately presented four bedroom detached home with garage occupies a pleasant cul-de-sac position on the sought after Oaklands development. Built by Taylor Wimpey to the popular Manford design, the property retains the remainder of its NHBC warranty, features high quality fixtures and fittings throughout and enjoys views of open green spaces to the rear.

Designed for modern family living, the spacious interior includes an entrance hall leading to a generous lounge with a bay window and shutters, and double doors opening into an impressive open plan kitchen/dining room. The upgraded kitchen is fitted with shaker style units and integrated appliances, including a double oven, five-ring gas hob, dishwasher, and fridge freezer. French doors connect the dining area to the rear patio, creating a seamless indoor outdoor flow. A utility/WC provides an integrated washing machine, sink, and WC, while the front-facing study, also with shutters, is currently used as a playroom.

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

Externally, the front garden is laid to lawn alongside a long block paved driveway leading to the garage. The well maintained rear garden offers a high degree of privacy, with lawn, and a patio which are perfect for entertaining or relaxing.

Kirklevington is a charming village offering countryside views, 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 both tranquillity and convenience.

£360,000

4 2 2 B

HALL

LOUNGE

17'0" x 12'8" (5.18m x 3.86m)

STUDY

6'10" x 8'6" (2.08m x 2.59m)

UTILITY/WC

6'10" x 5'5" (2.08m x 1.65m)

KITCHEN/DINING ROOM

26'5" x 10'7" (8.05m x 3.23m)

LANDING

MASTER BEDROOM

12'9" x 12'2" (3.89m x 3.71m)

EN-SUITE

6'5" x 5'4" (1.96m x 1.63m)

BEDROOM TWO

10'1" x 13'1" (3.07m x 3.99m)

BEDROOM THREE

13'0" x 9'0" (3.96m x 2.74m)

BEDROOM FOUR

11'11" x 9'11" (3.63m x 3.02m)

BATHROOM

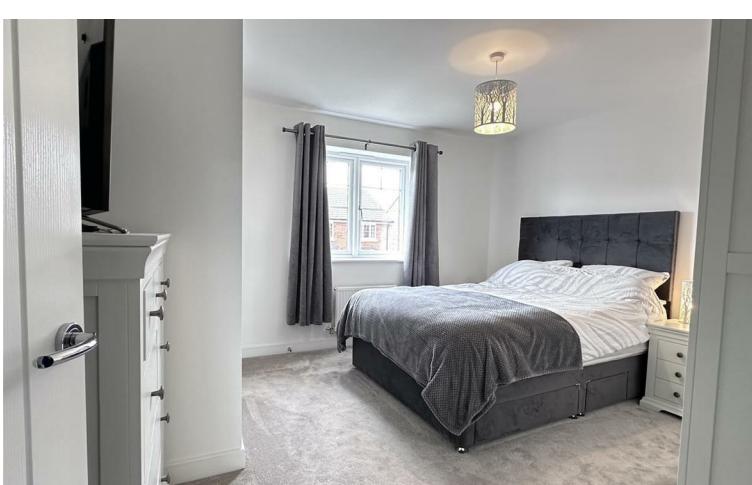
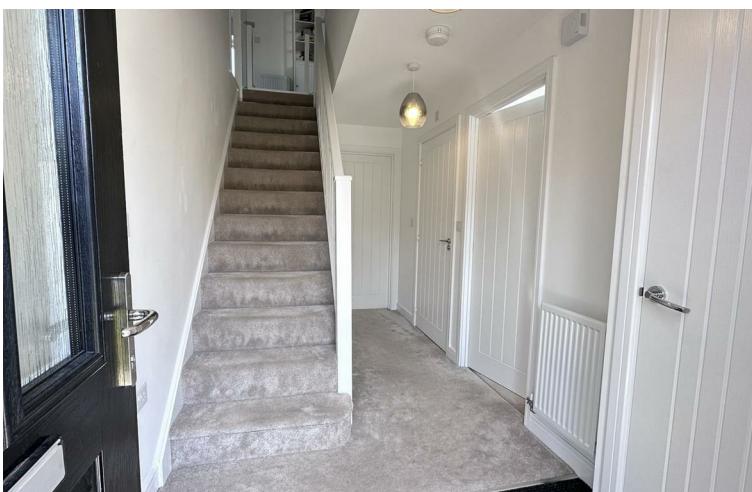
6'4" x 7'0" (1.93m x 2.13m)

#### 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.

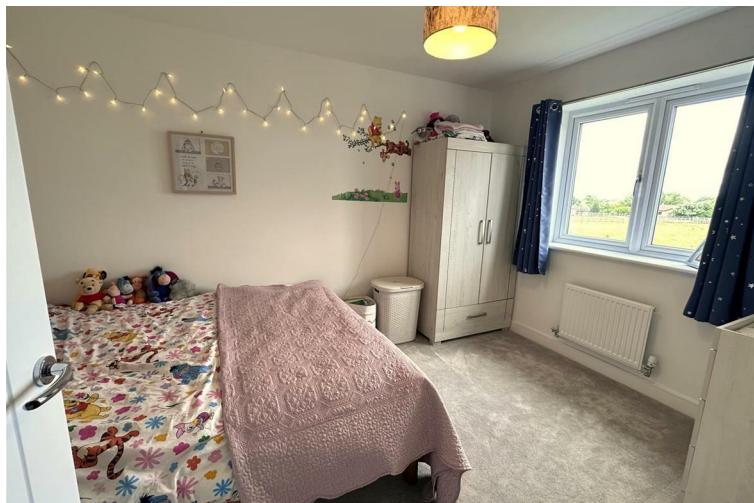


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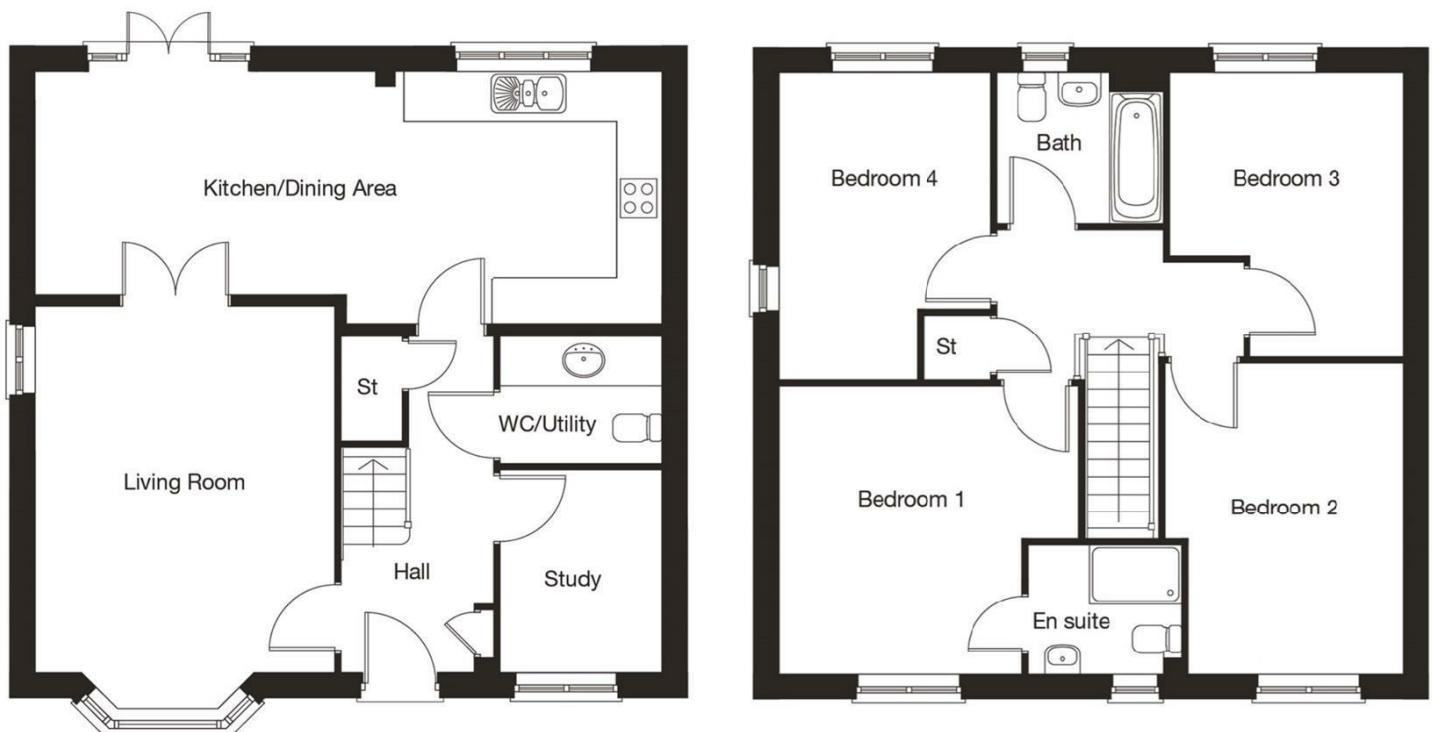
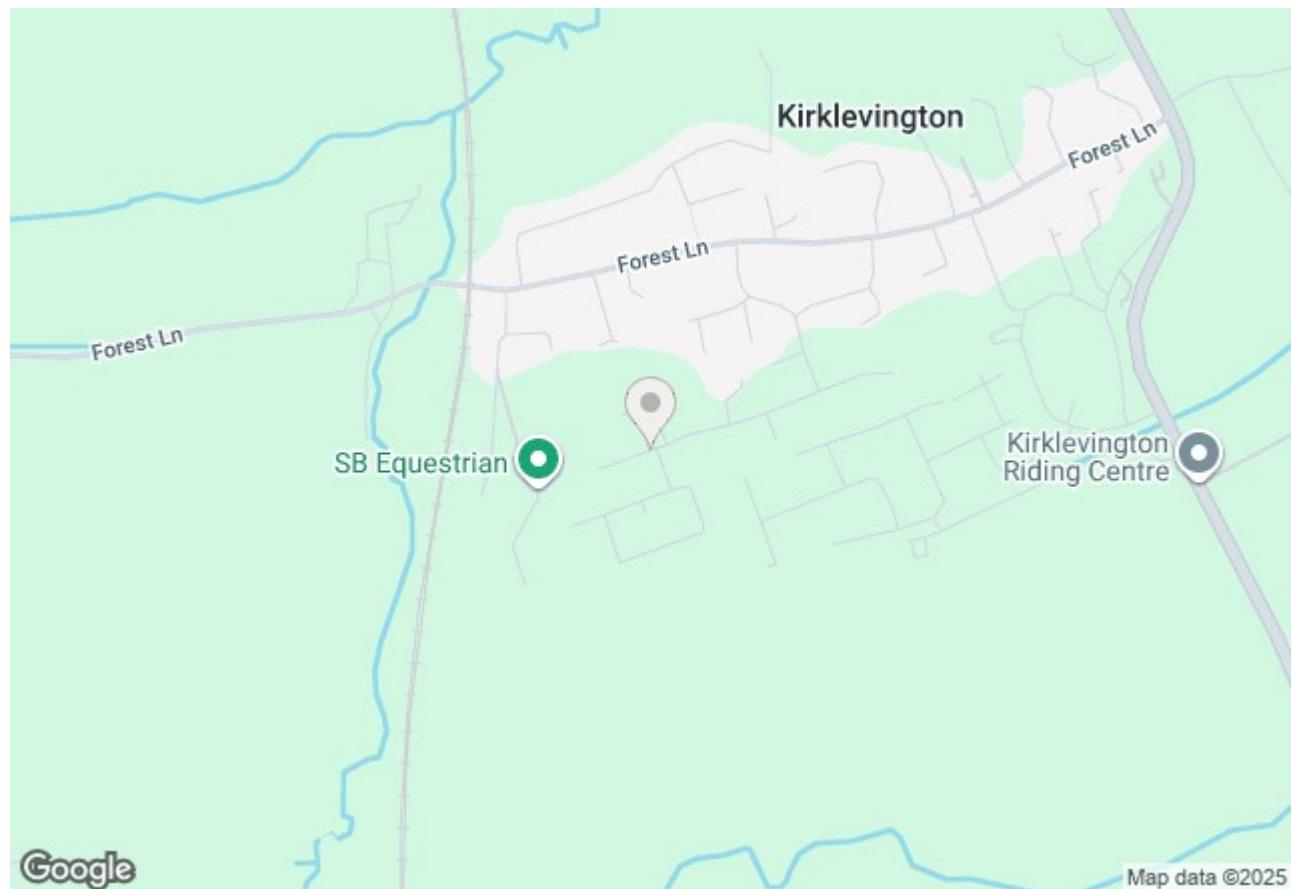
Tel: 01642 248248

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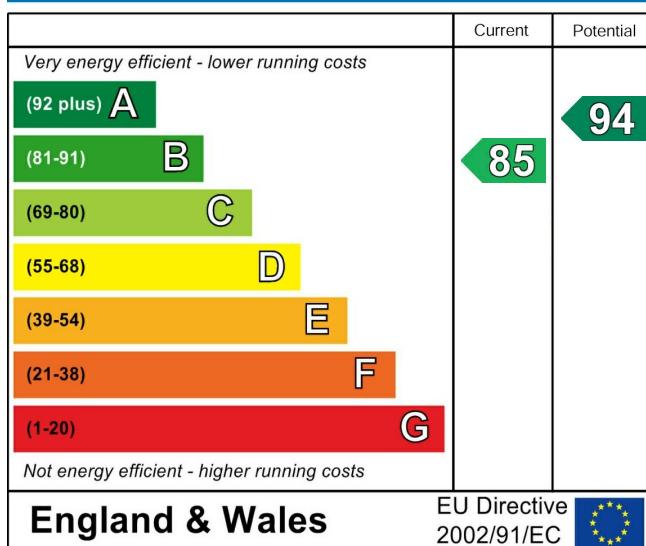
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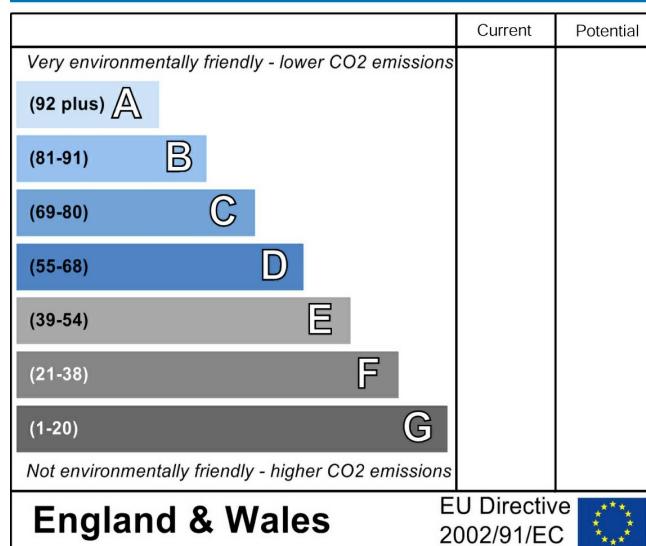


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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



### VIEWING

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

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