



## 11 Wardell Close , Yarm, TS15 9UZ

AVAILABLE IMMEDIATELY, NO SMOKERS, NO PETS

This beautifully presented four bedroom detached family home is situated in a quiet cul-de-sac within the popular area of Yarm. The property has been upgraded throughout and offers spacious, modern living ideal for families.

The ground floor briefly comprises a welcoming entrance hall with high-gloss tiled flooring and oak-style staircase, a useful study with additional storage, and a utility room with WC and washing machine. To the rear is a stunning open-plan kitchen, dining and family room, featuring a contemporary fitted kitchen with large central island/breakfast bar, twin Bosch ovens, induction hob and integrated appliances. Double doors open onto the rear garden, creating an excellent space for both everyday living and entertaining. A separate spacious living room completes the ground floor.

£1,700 Per Month

# 11 Wardell Close

, Yarm, TS15 9UZ



- FOUR BEDROOM DETACHED HOME
- MODERN/UPGRADED THROUGHOUT
- STYLISH OPEN-PLAN KITCHEN/FAMILY LIVING WITH STATEMENT ISLAND
- POPULAR LEVENDALE ESTATE
- HIGH-SPEC KITCHEN WITH INTEGRATED BOSCH APPLIANCES
- LARGE DRIVEWAY/ LARGE REAR GARDEN

HALLWAY

STUDY

5'3 x 7'5 (1.60m x 2.26m)

UTILITY / WC

5'4 x 5'2 (1.63m x 1.57m )

KITCHEN

10'7 x 12'4 (3.23m x 3.76m)

LIVING / DINING AREA

23'5 x 12'10 max (7.14m x 3.91m max)

LOUNGE

16'10 x 10'2 (5.13m x 3.10m)

LANDING

BEDROOM 1

12'6 x 13'3 (3.81m x 4.04m )

BEDROOM 2

10'8 x 11'10 (3.25m x 3.61m)

BEDROOM 3

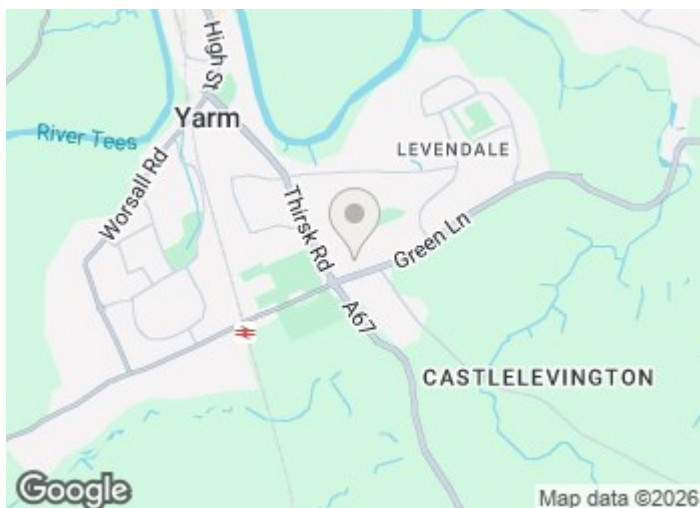
12'6 x 8'9 (3.81m x 2.67m)

BEDROOM 4

9'6 x 10'4 (2.90m x 3.15m )

BATHROOM/ WC

5'5 x 6'9 (1.65m x 2.06m)



Directions







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |