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24 Griffiths Close

, Yarm, TS15 9TZ

£325,000

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Impressive Four Bedroom Detached Family Home | Generous Cul-De-Sac Plot | Multiple Reception Rooms | Beautiful Rear Garden & Summerhouse | Sought-After Yarm Location

An excellent opportunity to acquire this impressive four bedroom detached family home, occupying a generous plot within a quiet and well established cul-de-sac in the highly sought-after Yarm area. Offering over 1,140 sq ft of spacious and versatile accommodation, this beautifully presented property provides an ideal opportunity for growing families seeking a comfortable home with generous outdoor space and excellent access to local schools, amenities and transport links.

The property benefits from an attractive double-fronted design, a stylish kitchen with central island, spacious lounge with multi-fuel stove, separate reception room and garden-facing conservatory. Externally, the substantial rear garden is a particular highlight, featuring attractive entertaining areas and a powered summerhouse, complemented by a large block-paved driveway and detached garage.







Upon entering the property, a welcoming entrance hallway provides access to the generously proportioned ground floor accommodation. The spacious lounge offers a comfortable and inviting space for relaxing, featuring an attractive multi-fuel stove that creates a warm focal point. The room flows openly into the kitchen, providing a sociable layout well suited to everyday family living.

The stylish kitchen is another standout feature of the home, fitted with an attractive range of units, butcher's block work surfaces, a Belfast-style sink, double oven and central island providing additional preparation and seating space. French doors open directly onto the rear garden, allowing plenty of natural light into the room while providing an excellent connection to the outdoor space.

A separate reception room offers further versatility, making an ideal formal dining room, additional sitting room, children's playroom or home office, depending on individual requirements. The conservatory provides another attractive living area overlooking the rear garden, creating a peaceful space to relax and enjoy the surroundings. A separate utility room and convenient ground floor WC further enhance the practicality of the accommodation.

To the first floor, the property offers four well proportioned bedrooms, providing comfortable and flexible accommodation for growing families. Each bedroom offers versatility to suit different needs, whether as a child's bedroom, guest room or dedicated working space. A family bathroom serves the first floor, while the partially boarded loft provides useful additional storage.

Externally, the property occupies a particularly generous plot, with a substantial and well established rear garden offering an excellent space for both family living and entertaining. Featuring extensive lawned areas and attractive outdoor seating spaces, the garden provides plenty of room for children to play, outdoor dining and relaxing during the warmer months.

A particular highlight is the garden summerhouse, which benefits from an electricity supply and is included within the sale. This versatile addition offers excellent potential for use as a garden retreat, hobby room or occasional working space, providing an attractive extension of the outdoor accommodation.

To the front, a large block-paved driveway provides ample off road parking and leads to the detached garage, which benefits from electricity and additional storage within its apex roof. The property also benefits from a relatively recently installed boiler, which the vendor advises has the remainder of a ten-year warranty.

Location
Griffiths Close enjoys a particularly convenient position within Yarm, combining the quieter surroundings of an established residential cul-de-sac with excellent access to the town's schools, transport links and amenities.

For families, Layfield Primary School is located just moments away, while Conyers School is also within easy walking distance. Yarm Primary School and the independent Yarm School are also readily accessible.

Yarm railway station is approximately half a kilometre from the postcode, making the location particularly convenient for commuters, while everyday essentials are available close by.

Yarm's historic High Street is also within easy reach and is well known for its attractive riverside setting and excellent selection of independent shops, cafés, restaurants and bars.

With schooling, rail connections, local amenities and Yarm town centre all close at hand, Griffiths Close is ideally positioned for family life while retaining the feel of a quiet residential setting.

Note
Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us:
Garage Door Is Up And Over, Power Supply Installed, Apex Roof For Further Storage
The Dining Room Is A Garage Converted To Room By Previous Owners
Lounge Log Burner Is Multi Fuel Burner With Certification When Installed
The Summer House Is Included, There Is Also Power Inside
There Is An Outdoor Water Tap At The Rear Of The Kitchen
The Garden Fire Pit Does NOT Have Gas Supply

Disclaimer
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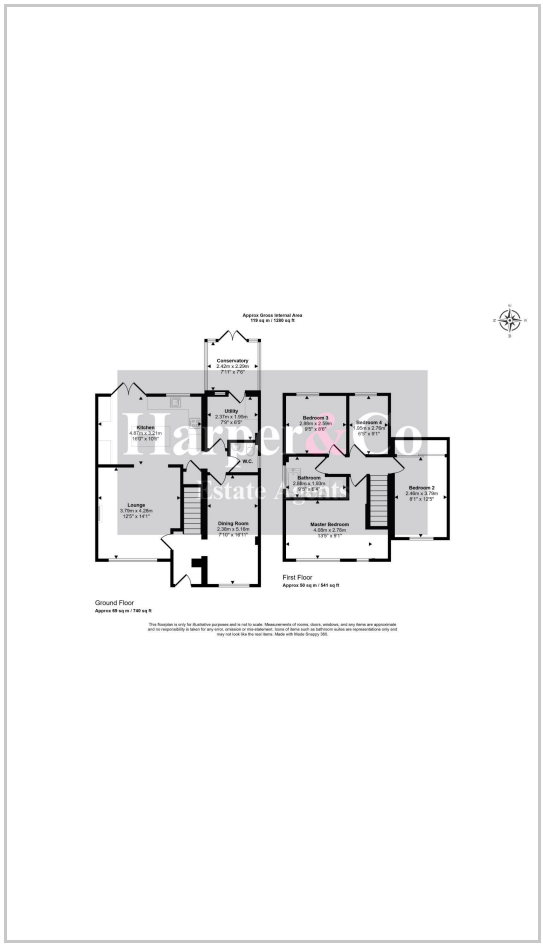
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

Money Laundering Notice
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

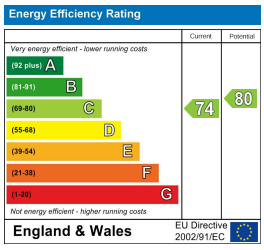
Area Map

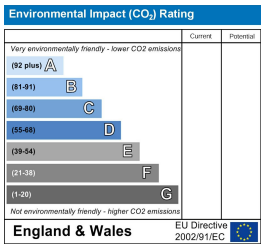


Floor Plans



Energy Efficiency Graph





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