



Orient Close, Yarm, TS15 9ZG

Situated on the popular Leven Woods development in Yarm, this modern three bedroom detached family home is offered for sale with NO ONWARD CHAIN. Ideally positioned, it is within walking distance of Yarm Railway Station, Conyers Secondary School, and a range of local amenities, while Yarm High Street, with its excellent choice of cafés, restaurants, boutique shops, and services, is just a short distance away. The property also benefits from easy access to the A19 for commuters.

Built by Barratt Homes, this double-fronted home occupies a desirable corner plot and comes complete with a separate garage. The accommodation begins with an entrance hall featuring two storage cupboards and a guest WC. To one side is a spacious living room, while to the other, a stylish high-gloss kitchen/diner fitted with integrated appliances including a gas hob, oven, extractor, washing machine, dishwasher, and fridge freezer. Double doors from the dining area open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the master bedroom enjoys its own modern en suite, while two further bedrooms and a contemporary family bathroom complete the accommodation.

Externally, the property offers a block-paved driveway providing off-street parking and access to the single garage. The enclosed rear garden is mainly laid to lawn with a patio area, making it a perfect outdoor space for relaxing or entertaining.

£260,000



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HALL

LOUNGE

16'2" x 10'4" (4.93m x 3.15m)

KITCHEN/DINING ROOM

16'2" x 10'1" (4.93m x 3.07m)

DOWNSTAIRS WC

6'2" x 2'11" (1.88m x 0.89m)

LANDING

BEDROOM ONE

12'9" x 12' (3.89m x 3.66m)

ENSUITE

7'3" x 4'4" (2.21m x 1.32m)

BEDROOM TWO

10'5" x 10'4" (3.18m x 3.15m)

BEDROOM THREE

7'2" x 6'8" (2.18m x 2.03m)

BATHROOM

6'2" x 6'2" (1.88m x 1.88m)

AML PROCEDURE

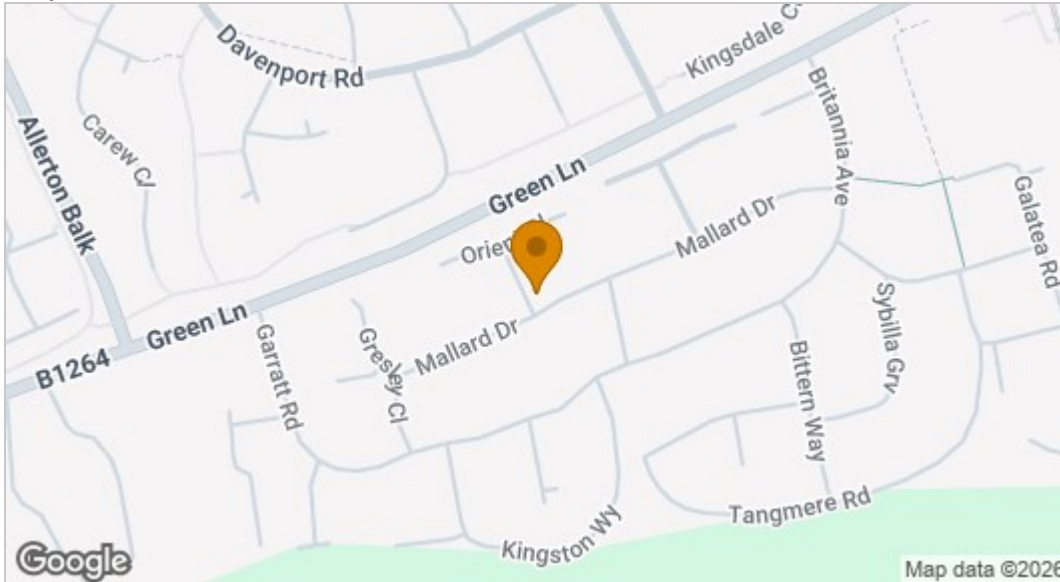
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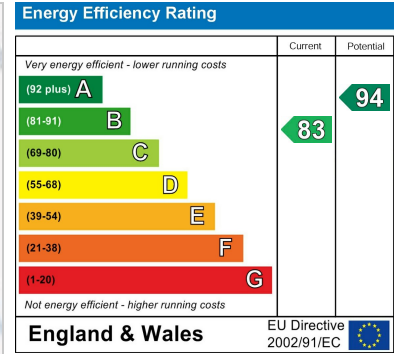




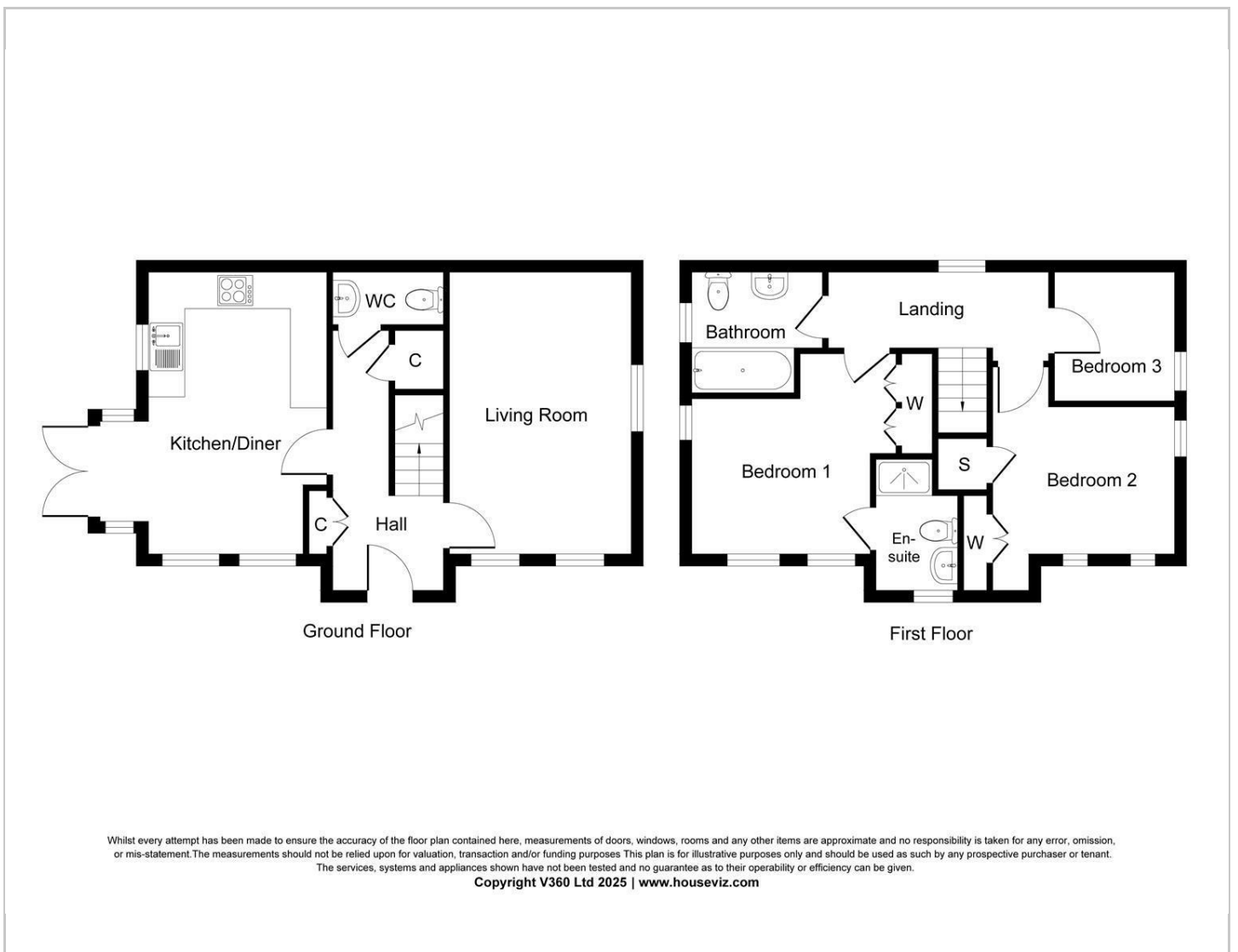
Map



EPC graph



Floor Plan



VIEWING

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

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