



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.

£1,500 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)



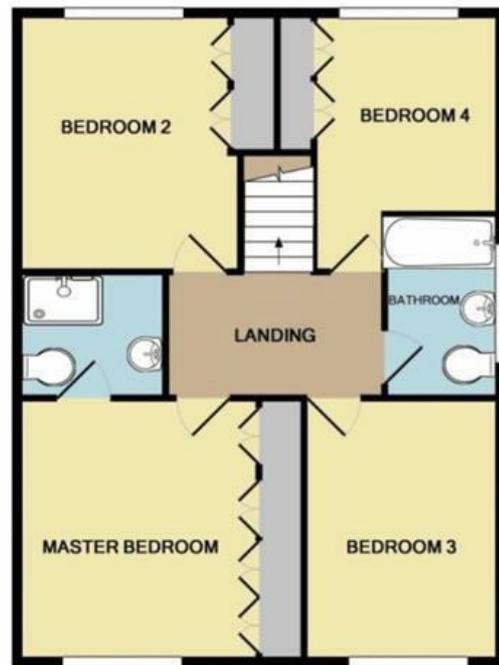
Directions



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 793 SQ.FT.
(73.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	