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4 Moor Close, Kirklevington

Offers In Region Of £465,000

4 2 2

Orange Sales and Lettings are delighted to offer this immaculate four bed detached property in the sort after Kirklevington area of Yarm on Tees.

Combining modern features with practical family living, this property offers two reception rooms, a spacious kitchen, a conservatory and a large rear garden, all complemented by an integrated garage, driveway parking and generous gardens to the front and side.

Step inside and prepare to be impressed. The welcoming entrance hall sets the tone, with a striking modern glass staircase creating a contemporary focal point and adding a real sense of style.

There are two reception rooms, offering flexibility for family life, entertaining guests or creating that all-important separate snug or home office. The rear reception room benefits from bifold doors opening directly onto the large rear garden, making it easy to bring the outdoors in during the warmer months.

The spacious kitchen is sure to be a highlight, featuring modern built-in appliances, a double oven and a traditional Belfast sink. Whether you're a keen cook, a busy family or someone who loves hosting, there's plenty of scope to make this the heart of the home. A log burner adds a cosy touch, perfect for those cooler evenings.

Practicality hasn't been forgotten either, with a separate utility room and a downstairs WC helping keep everyday family life running smoothly. A conservatory to the side of the property provides additional versatile space, ideal for enjoying a morning coffee, relaxing with a book or simply taking in the garden views.

Upstairs, you'll find four bedrooms, offering plenty of flexibility for growing families, visiting guests or those needing extra workspace.

Outside is where this property really comes into its own. Occupying a corner plot, the home benefits from a large rear garden, together with generous front and side gardens, providing plenty of outdoor space to enjoy. Whether you're planning summer barbecues, entertaining friends or simply letting the family enjoy the fresh air, there's room to make it your own.

- Impressive Four-Bedroom Detached Family Home
- Two Spacious Reception Rooms
- Large Kitchen with Built-In Appliances
- Separate Utility Room
- Ideal Family Home with Flexible Living Space
- Generous Corner Plot
- Modern Glass Staircase
- Cosy Log Burner
- Convenient Downstairs WC

28/10/2024, 16:14 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

4 Moor Close Kirklevington YARM TS15 9NP	Energy rating C	Valid until:	27 June 2035
		Certificate number:	0370-2303-7560-2225-5275

Property type	Detached house
Total floor area	151 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2303-7560-2225-5275 1/7