GowlandWhite




# Valley Drive, Yarm, TS15 9JQ

NO ONWARD CHAIN. An exceptional detached home enjoying a truly enviable riverside setting within one of Yarm's most sought after locations. Set within beautifully established gardens, the property enjoys wonderful views across the River Tees, with the gardens gently sloping towards the river frontage.

The attractive contemporary exterior gives an immediate impression of the quality on offer, which continues throughout the beautifully presented accommodation.

A spacious entrance hall provides access to the principal rooms and includes a useful cloaks/WC. The impressive 22'1" X 13'1" lounge enjoys peaceful views across the gardens and River Tees beyond, creating a wonderful space for both relaxing and entertaining, with a natural flow into the dining room.

The kitchen is fitted with a range of white high gloss units incorporating integrated appliances, with a separate utility room providing additional practical space.

The generous master bedroom benefits from a dedicated dressing area and impressive en suite shower room. Three further bedrooms, one currently used as a study, are served by a contemporary family shower room.

Externally, a sweeping block paved driveway provides ample parking and leads to a double garage with useful storage space above. A private central courtyard provides a pleasant seating area, while the beautifully established rear gardens are a particular feature. Extensive lawns gently lead down towards the river frontage, with open countryside views beyond.

Valley Drive is situated just over a mile from Yarm's historic High Street, with its cobbled areas, riverside walks, independent boutiques, cafés, bars and restaurants. Well regarded schools are close by, while Yarm Railway Station is approximately a five minute drive away.

A rare opportunity to acquire an exceptional home in a truly special riverside position, combining generous accommodation with beautiful established gardens and wonderful views.

£895,000

4 2 2 D

# Valley Drive, Yarm, TS15 9JQ

ENTRANCE HALLWAY

LOUNGE
22'1" x 13'1" (6.73m x 3.99m)

DINING ROOM
13'1" x 11'6" (3.99m x 3.51m)

KITCHEN
14'4" x 9'3" (4.37m x 2.82m)

UTILITY ROOM
9'6" x 6'9" (2.90m x 2.06m)

WC/CLOAKROOM

BEDROOM ONE
13'2" x 11'5" (4.01m x 3.48m)

DRESSING AREA
8'2" x 7'4" (2.49m x 2.24m)

ENSUITE
6'11" x 6'6" (2.11m x 1.98m)

BEDROOM TWO
11'6" x 11'4" (3.51m x 3.45m)

BEDROOM THREE/VERSATILE STUDY
11'6" x 9' (3.51m x 2.74m)

BEDROOM FOUR
11'6" x 8'9" (3.51m x 2.67m)

SHOWER ROOM
11'6" x 8'7" (3.51m x 2.62m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.










Valley Drive, Yarm, TS15 9JQ

















Valley Drive, Yarm, TS15 9JQ















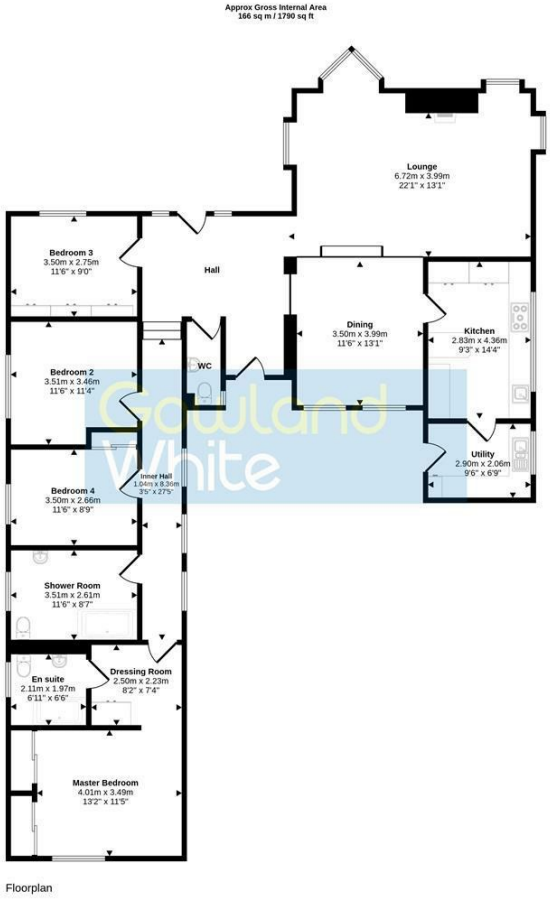


Valley Drive, Yarm, TS15 9JQ





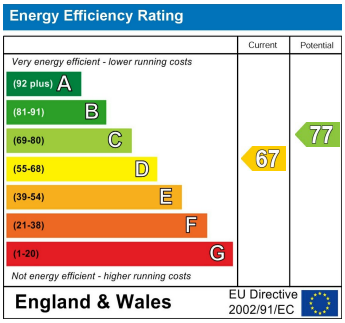
# Valley Drive, Yarm, TS15 9JQ

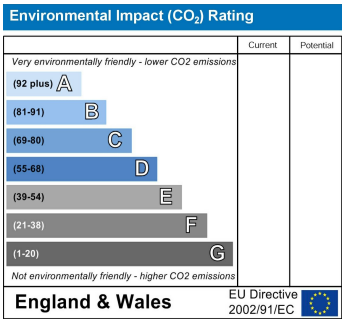



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




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

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.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk