GowlandWhite

St. Nicholas Gardens, Yarm, TS15 9SJ

Situated within the ever popular Leven Park development, this extended, detached family home offers spacious, flexible accommodation ideally suited to modern family life. Well presented throughout, the property combines contemporary styling with a practical layout, providing generous living space both inside and out.

The ground floor features a welcoming entrance hallway with a convenient WC and a large lounge. To the rear, the heart of the home is the spacious open plan kitchen with ample room for dining and everyday living, opening directly onto the rear garden. This fantastic space is complemented by a separate utility room and an additional study, ideal for home working, hobbies or, as previously used, an additional bedroom as well as a small sun room also leading out to the garden.

Upstairs, the property offers four well proportioned bedrooms. The spacious master bedroom benefits from both a dressing area and an en suite shower room, while a second bedroom also enjoys the convenience of its own en suite. Two further bedrooms are served by a modern family bathroom, providing comfortable accommodation for the whole family.

Externally, the home enjoys a beautifully designed, low maintenance rear garden, perfect for both relaxing and entertaining. The outdoor space features a covered seating area, ideal for year round enjoyment, together with a BBQ/bar area, creating the perfect setting for hosting family and friends. A double garage with electric doors and an electric vehicle charging point provides excellent parking and storage.

Further enhancing the property's appeal are the installed solar panels, offering improved energy efficiency and lower running costs.

Offering generous family accommodation in one of Yarm's most desirable residential locations, with excellent access to well regarded schools, local amenities and transport links, this is a superb opportunity to purchase a family home.

Offers Over £475,000

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HALLWAY

LOUNGE
16'4" x 12'7" (4.98m x 3.84m)

KITCHEN
19'11" x 11'8" (6.07m x 3.56m)

DINING ROOM
18' x 8'5" (5.49m x 2.57m)

UTILITY ROOM
10'9" x 5'7" (3.28m x 1.70m)

DOWNSTAIRS WC

SUNROOM
8'102 x 6'6" (2.44m x 1.98m)

STUDY
17'1" x 5'11" (5.21m x 1.80m)

LANDING

BEDROOM ONE
17' x 9'9" (5.18m x 2.97m)

ENSUITE
10'10" x 5'6" (3.30m x 1.68m)

BEDROOM TWO
11'4" x 9'11" (3.45m x 3.02m)

ENSUITE SHOWER ROOM
11'10" x 5'4" (3.61m x 1.63m)

BEDROOM THREE
9'10" x 6'11" (3.00m x 2.11m)

BEDROOM FOUR
10'10" x 9'8" (3.30m x 2.95m)

BATHROOM
6'8" x 6'4" (2.03m x 1.93m)

DOUBLE GARAGE
19'2" x 17'1" (5.84m x 5.21m)

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.

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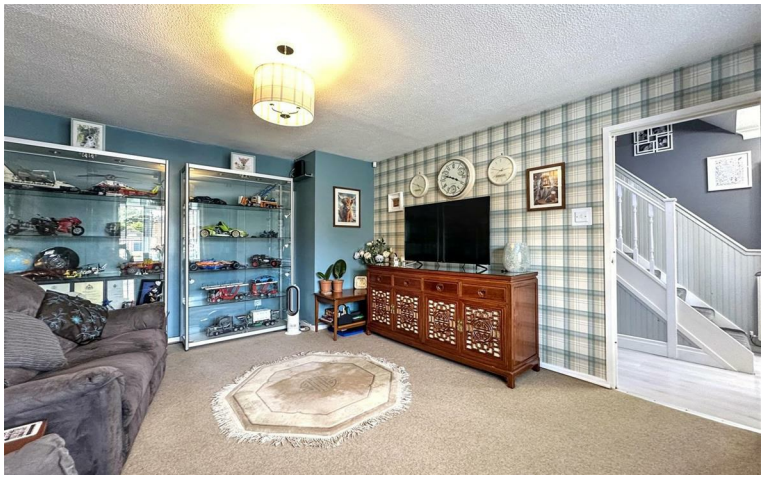

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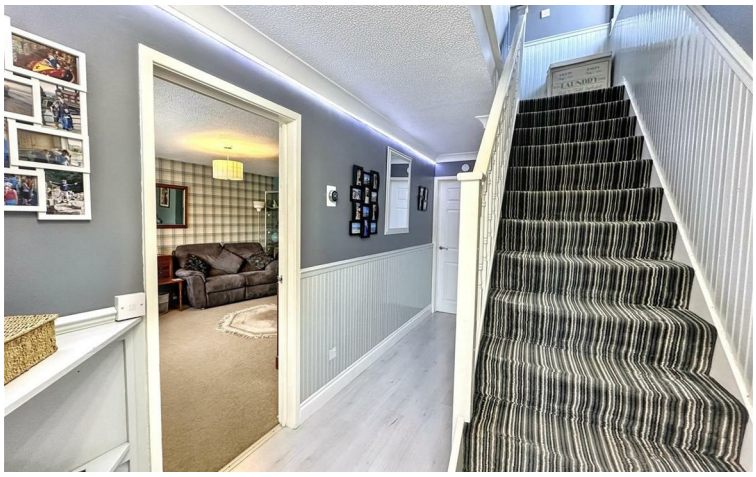

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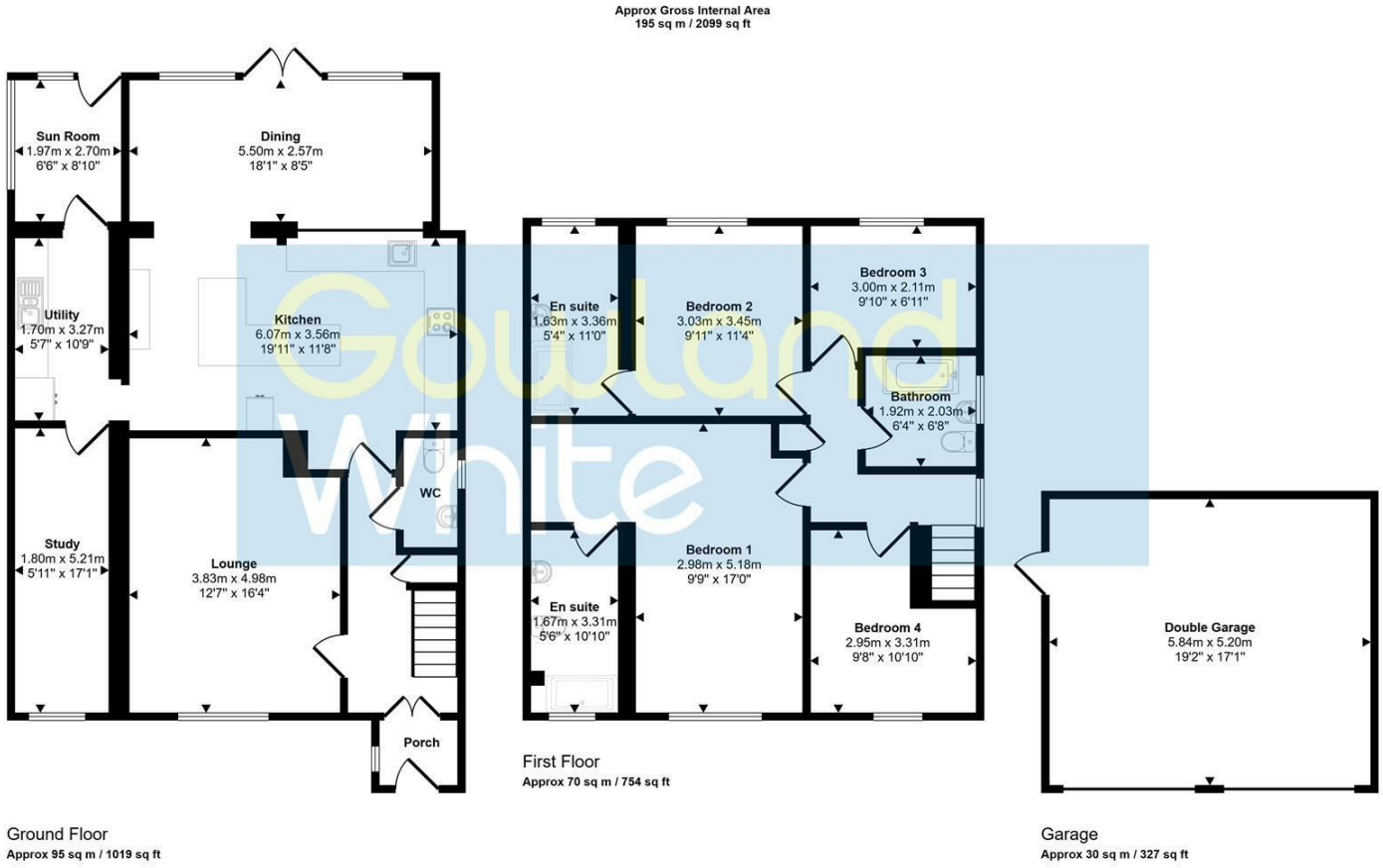

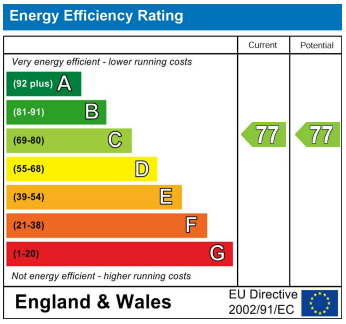

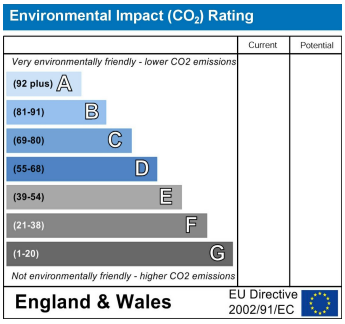

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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