



## 12 Hole Beck Drive

Kirklevington, Yarm, TS15 9YF

**Offers in excess of £560,000**



This Property Is Attractively Priced And Benefits From Having No Onward Chain, Ensuring A Minimal Stress Buying Process. Introducing A Magnificent Luxury Executive Home, Thoughtfully Crafted By Storey Homes To The Prestigious Fenton Design. Encompassing A Generous 2,066 Square Feet—Surpassing The Sizes Of Many New Builds In Kirklevington—This Residence Showcases Modern Architecture With An Open-Concept Layout. It Seamlessly Integrates Spacious Living Areas That Are Both Functional And Visually Appealing.



**Full Description**

The Home Offers Five Well-Proportioned Bedrooms And Three And A Half Stylishly Appointed Bathrooms. Adding To Its Allure Are Three Elegant Reception Rooms And An Expansive Kitchen/Breakfast/Living Area, Perfect For Family Gatherings And Entertaining, Along With A Convenient Utility Room.

Among Its Many Enhancements, This Residence Features A Detached Double Garage With An Electric Door And Parking For Up To Six Vehicles. The Stunning Outdoor Area Boasts An Extended Patio And Driveway Finished In High-End Indian Stone, Space For A Luxurious 7-Person Hot Tub, A Beautifully Crafted Hardwood Pergola, And A Cozy Lounge Area Complete With A Log Burner For Ultimate Relaxation. Additional Features Include Installed External LED Lighting And External Sockets, Enhancing Both Functionality And Ambiance In The Outdoor Space.

The Master Suite Is A True Haven, Featuring A Sophisticated Dressing Area And An Indulgent Ensuite Bathroom. Four Of The Bedrooms Also Come With Fitted Wardrobes, Providing Ample Storage.

This Property Also Boasts An Impressive Energy Efficiency Rating Of B, Effectively Minimizing Utility Bills Wherever Possible.

Residents Will Enjoy Breathtaking Views Of The Cleveland Hills, Along With Access To Excellent Local Schools Within The Catchment Area. The Vibrant Yarm High Street, Renowned For Its Shops And Amenities, Is Also Conveniently Close By.

This Property Embodies Luxurious Living, Effortlessly Blending Elegance And Convenience. Don't Miss This Exceptional

**Location**

Directions To The Property:

From The A19, Take The Exit Towards Yarm And Merge Onto The A67. Continue On The A67, Then Turn Onto Kirklevington Lane. Follow Kirklevington Lane Until You Reach Carr Lane On The Left Onto Hole Beck Drive.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

Showcasing Exquisite Kitchen Upgrades With Top-Of-The-Line Fixtures And Fittings Such As Handles, Door & Work Surface Upgrades.

Upgraded Flooring & Carpets Throughout.

All Bathrooms With Upgraded Tiles & Showers.

Kitchen Appliances Included Are:

Bosch Dishwater.

2 AEG Fan Assisted Ovens

AEG Electric Induction Hob

2 Integrated Fridge/Freezers

The Hot Tub Is Not Included In The Sale, But Can Be Negotiable.

Annual Management Charge - £138.00

**Disclaimer**

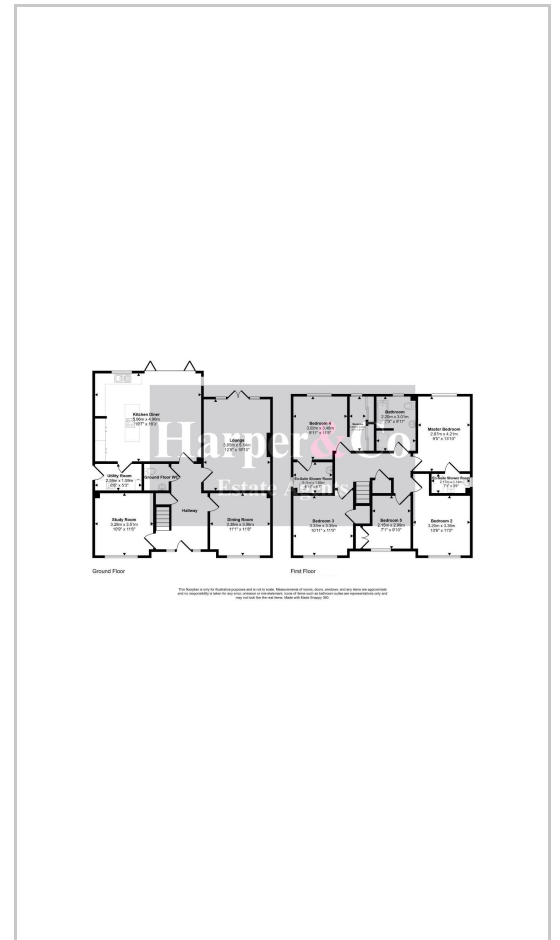
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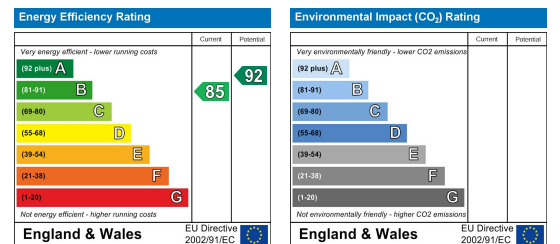
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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