



Hall Wood Close, Yarm, TS15 9FR
4 Bed - House - Detached
£525,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: F



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Hall Wood Close Yarm TS15 9FR

Occupying a prime position within the highly sought-after Hall Wood Close development in Yarm, this exceptional detached family residence offers an outstanding standard of accommodation, thoughtfully designed to suit modern family living. Combining generous proportions with high-quality finishes throughout, the property features four well-appointed bedrooms, three contemporary bathrooms, and a superb balance of formal and informal living spaces.

The property is introduced via an impressive reception hall, enhanced by a striking galleried landing that creates an immediate sense of grandeur, space, and natural light. The principal reception room is beautifully presented and enjoys a bright, airy aspect, with patio doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. An adjoining formal dining room provides an elegant setting for entertaining and family occasions.

The kitchen has been comprehensively designed with both style and functionality in mind, featuring an extensive range of shaker-style cabinetry, premium white Calacatta quartz work surfaces, integrated appliances, and a substantial central breakfast bar, ideal for informal dining and social gatherings. A separate utility room offers additional storage and dedicated laundry facilities.

The first floor is centred around an impressive galleried landing, further enhancing the property's sense of openness and natural light, whilst providing access to all bedrooms and the family bathroom. The principal bedroom suite offers a luxurious and tranquil retreat, complete with fitted wardrobes and a beautifully appointed en-suite shower room. The second bedroom is also generously proportioned and benefits from its own en-suite facilities. Two further spacious bedrooms are served by a well-presented family bathroom, completing the versatile and well-balanced accommodation ideally suited to contemporary family life.











ENTRANCE HALLWAY

Double glazed bay window to front aspect, flooring, radiator, stairs to upper level.

CLOAKROOM/WC

Double glazed window to front aspect, flooring, heated towel rail, wash hand basin, WC.

LOUNGE

Two double glazed windows to side aspect, carpet, two radiators, double glazed French doors to rear garden.

DINER

Double glazed bay window to front aspect, carpet, radiator.

KITCHEN

Double glazed window to rear aspect, double glazed French doors to rear, two radiators, breakfast seating area, flooring.

UTILITY

Side access door, radiator, double glazed window to front aspect, stainless steel sink and drainer, flooring.

LANDING

Two double glazed windows to front aspect, carpet, two radiators, storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect, radiator, carpet.

EN SUITE

Double glazed window to side aspect, walk-in shower, wash hand basin, WC, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

EN SUITE

Double glazed window to rear aspect, heated towel rail, flooring, walk-in shower, wash hand basin, WC, spot lights.

BEDROOM THREE

Two double glazed windows to front aspect, radiator, carpet.


BEDROOM FOUR

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

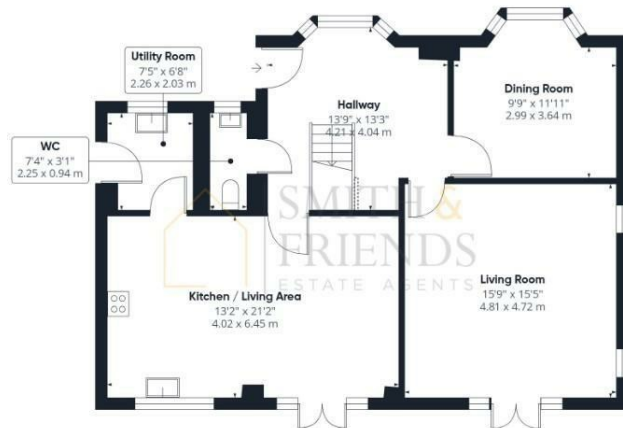
Two double glazed windows to front aspect, bath, wash hand basin, WC, spot lights, heated towel rail.



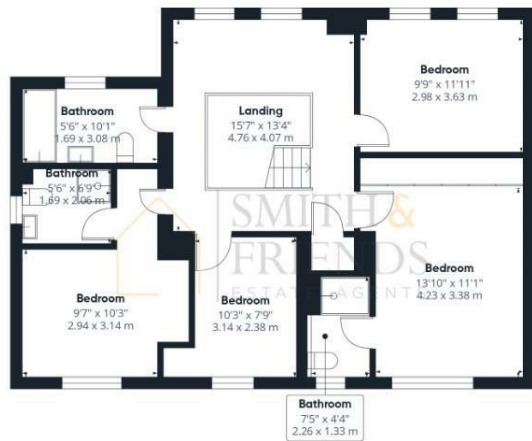
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Ground Floor



Floor 1



Approximate total area⁽¹⁾
1717 ft²
159.5 m²

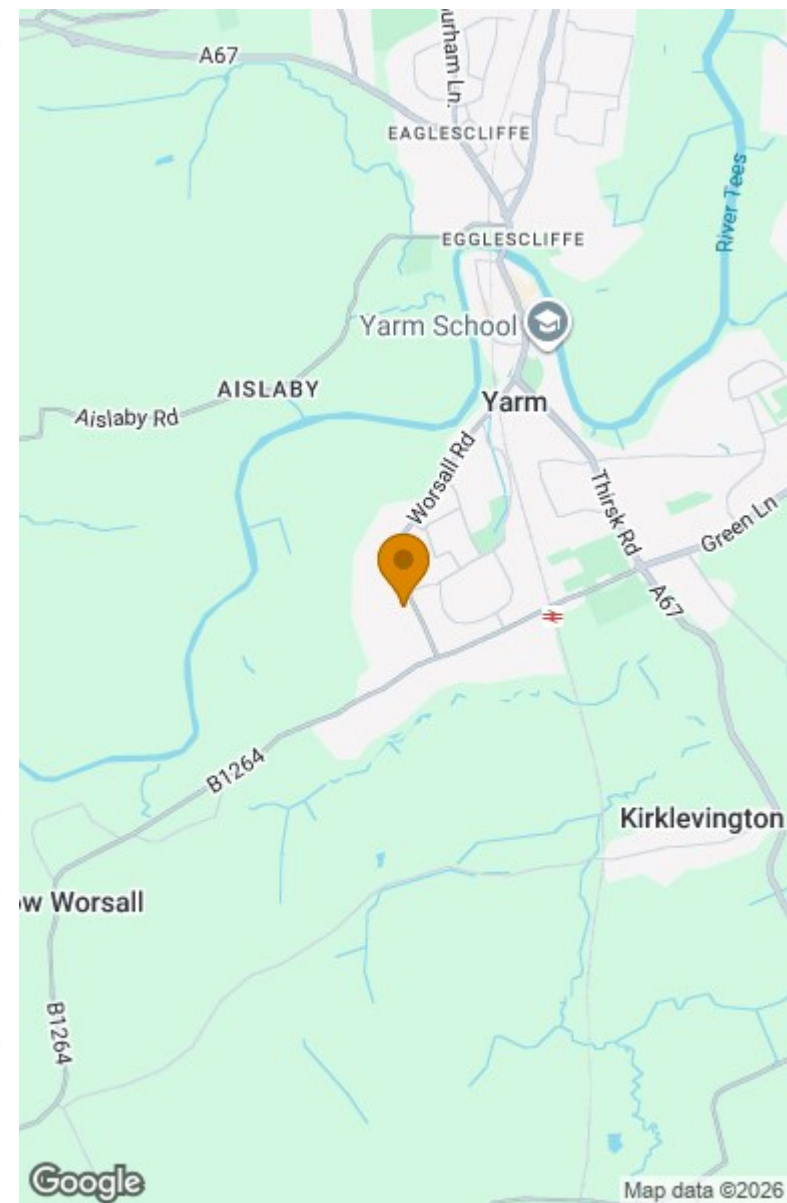
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

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