



A truly exceptional four bedroom detached family home, which is situated in a very sought after location of Valley Drive, Yarm. This property which is within a short walk of the River Tees and also within easy access to Yarm School, Conyers Secondary School and Levendale Primary School. The property is also within easy reach of Yarm Train Station and within a short walk into Yarm High Street, which has its excellent range of shops, cafes, restaurants and bars. The property which has been extended by the current owners, offers flexible family accommodation which internally comprises of entrance hallway, lounge, kitchen, family/dining area, study, cloaks/WC, lobby, utility, galleried landing, four bedrooms, three with fitted wardrobes, en suite to bedroom one and family bathroom/WC. Externally, the property has beautiful gardens to both the front and rear, in addition to ample on site parking, good size driveway and garage.

Valley Drive, TS15 9JQ
4 Bed - House - Detached
Offers In The Region Of £550,000

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ENTRANCE HALLWAY

Via composite double glazed entrance door with engineered oak flooring, oak doors leading to lounge, kitchen, study, cloaks/WC, under stairs storage cupboard, double radiator, stairs leading to galleried landing,

**LOUNGE****20'6 x 11'10 (6.25m x 3.61m)**

uPVC double glazed bow window to the front elevation, double radiator, double radiator, engineered oak flooring, feature fireplace, double oak door leading through to kitchen.

**KITCHEN****19'8 x 14'8 (5.99m x 4.47m)**

An exceptional fitted kitchen with an excellent range of high gloss wall floor and drawer units with island breakfast bar, incorporating plinth heater, range cooker, extractor hood over, built in AEG combination oven/microwave with warming drawer, dishwasher, integrated tower fridge and freezer units, tiled floor, Belfast sink unit with mixer tap, quartz worktops, door leading to rear lobby, walkway through into dining/family area. Two double radiators.

**DINING/FAMILY AREA****31'2 x 11'4 (9.50m x 3.45m)**

Dining Area:

Double glazed bi-folding doors onto rear patio, uPVC double glazed window to the rear elevation and velux double glazed window, double radiator and engineered oak flooring. Through to family area

**FAMILY AREA**

Two velux double glazed windows to the rear elevation, two uPVC double glazed windows, wall mounted double radiator and engineered oak flooring.

STUDY**9'0 x 8'1 (2.74m x 2.46m)**

uPVC double glazed windows to the front elevation, double radiator, engineered oak flooring.

**CLOAKS/WC**

With low level WC, wash hand basin set into vanity unit with mixer tap, single radiator, part ceramic tile walls, ceramic tile floor, uPVC double glazed window to the side elevation.

LOBBY

Via composite double glazed entrance door with door leading into kitchen and door leading into utility.

UTILITY**10'5 x 6'10 (3.18m x 2.08m)**

A range of wall and floor units incorporating a stainless steel sink unit with mixer tap and single drainer, solid oak worktops, plumbing for washing machine, space for tumble dryer, tiled floor, and part tiled walls, uPVC double glazed window to the rear elevation, double radiator, composite double glazed door leading to rear garden-patio.

**GALLERIED LANDING**

Which is approached via stairs from entrance hallway with doors leading into bathroom/WC, uPVC double glazed window to the front elevation, double radiator, built in storage cupboard, doors leading into bedrooms 1,2,3 and 4 and loft hatch.

BATHROOM/WC**9'11 x 8'1 (3.02m x 2.46m)**

A stunning fitted white bathroom suite comprising of bath with mixer tap and shower attachment, corner shower cubicle with shower and handheld shower attachment, wash hand basin with mixer tap, low level WC, ceramic tile floor, part ceramic tile walls, uPVC double glazed window to the side elevation, chrome heated towel rail.

**BEDROOM ONE****11'9 x 11'2 (3.58m x 3.40m)**

uPVC double glazed window to the rear elevation, single radiator, fitted wardrobes, door leading to en suite.

**EN SUITE**

suite comprising of double shower cubicle with shower and hand held shower attachment, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, ceramic tiled floor, part ceramic tiled walls, uPVC double glazed window to the side elevation.

BEDROOM TWO**13'3 x 11'10 (4.04m x 3.61m)**

uPVC double glazed window to the rear elevation, single radiator, fitted wardrobes.

**BEDROOM THREE****12'0 x 8'5 (3.66m x 2.57m)**

uPVC double glazed window to the front elevation, single radiator, double fitted wardrobe and dressing table.

BEDROOM FOUR**11'10 x 6'11 (3.61m x 2.11m)**

uPVC double glazed window to the rear elevation, single radiator.



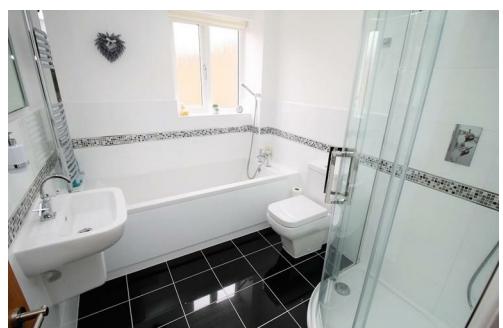
OUTSIDE

To the front there is an open plan laid to lawn front garden which has flower beds and borders with block paved driveway providing ample parking with footpath to the front entrance door and access into double garage. To the rear, which is accessed via a gated alley to the side of the garage, there is a block paved patio area adjacent to the bi-folding doors from kitchen/dining room and door to the utility with external power point and outside tap, stepping up to a timber decked area leading up to a further laid to lawn garden which is enclosed by timber fencing and stocked with mature trees, plants, shrubs, timber shed, beautiful garden which has been lovingly cared for by the current Vendors and is a splendid feature of this lovely property. There are two security lights and two CCTV cameras to the front of the property along with two further security lights and a single CCTV camera to the rear.

GARAGE

18'0 x 14'9 (5.49m x 4.50m)

powered roller shutter door, power and lighting points, hot and cold water taps, wall mounted boiler and an unvented water cylinder which provides heating and hot water to the property.



Valley Drive, TS15 9JQ

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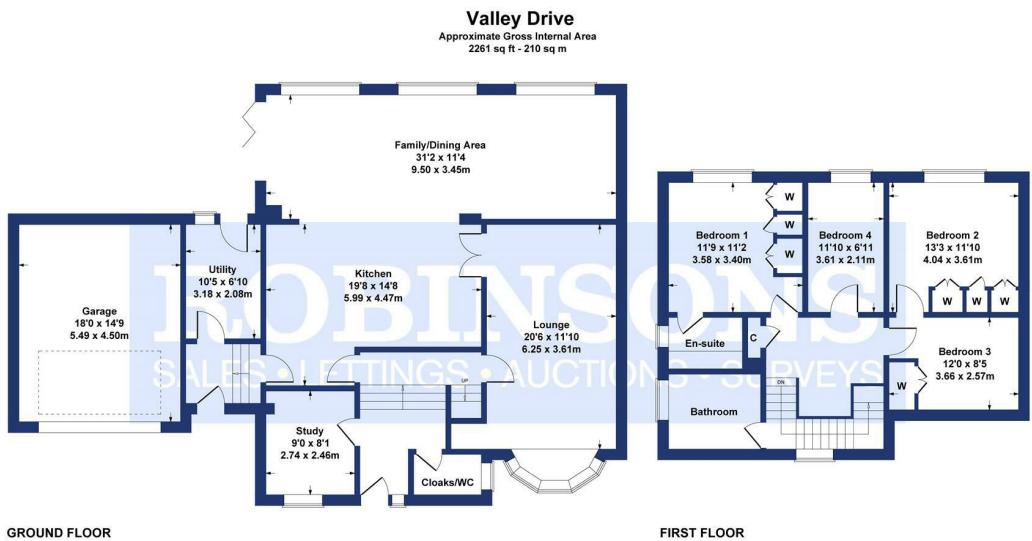
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GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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