



**Hugill Close, TS15 9SS**  
**4 Bed - House - Detached**  
**£385,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: D**



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# Hugill Close Yarm TS15 9SS

Situated on the highly sought-after Leven Park development, this superb four-bedroom detached property occupies a desirable cul-de-sac position in the market town of Yarm. Offering spacious and versatile accommodation, the home is complemented by a large double garage and ample off-street parking for multiple vehicles.

A bright and welcoming entrance hallway leads into a generous lounge, featuring a charming wood-burning stove—perfect for cosy evenings. To the rear, the impressive modern kitchen/diner is the heart of the home, fitted with a range of integrated appliances and a statement range cooker, ideal for both everyday living and entertaining. A delightful conservatory provides additional living space, enjoying views over the beautifully maintained, west-facing garden which wraps around the side of the property. A convenient downstairs WC completes the ground floor.

To the first floor, there are four well-proportioned bedrooms, including a spacious master bedroom with en-suite. The contemporary family bathroom has been stylishly re-fitted, fully tiled and featuring a rainfall shower over the bath, combining practicality with modern design.

The property is enhanced throughout by elegant oak internal doors and neutral décor, creating a light and airy feel ready to move straight into.

Externally, the home benefits from a large double garage and a block-paved driveway providing parking for several vehicles. Ideally located within easy reach of Yarm High Street, the property also falls within the catchment area for highly regarded schools including Yarm High School, Conyers Secondary School and Levendale Primary School. Excellent transport links to the A19 make this an ideal choice for commuters.

Early viewing is highly recommended to fully appreciate the quality, space, and location this exceptional home has to offer.











## GROUND FLOOR

### Entrance Hallway

3'0" x 17'8" (0.92m x 5.39m)

### Living Room

13'1" x 16'10" (4.00m x 5.14m)

### Kitchen\Diner

18'7" x 11'6" (5.67m x 3.51m)

### Conservatory

8'3" x 9'1" (2.53m x 2.79m)

### W/C

2'11" x 4'8" (0.90m x 1.43m)



## FIRST FLOOR

### Landing

8'4" x 9'1" (2.56m x 2.78m)

### Bedroom 1

10'1" x 11'1" (3.08m x 3.38m)

### En-Suite

6'11" x 2'11" (2.12m x 0.91m)

### Bedroom 2

8'4" x 14'3" (2.55m x 4.35m)

### Bedroom 3

10'1" x 9'9" (3.09m x 2.99m)

### Bedroom 4

8'4" x 8'2" (2.55m x 2.50m)

### Bathroom

6'10" x 7'4" (2.09m x 2.26m)



## EXTERNALLY

### Garage

16'10" x 18'6" (5.14m x 5.66m)





Ground Floor Building 1



Floor 1 Building 1



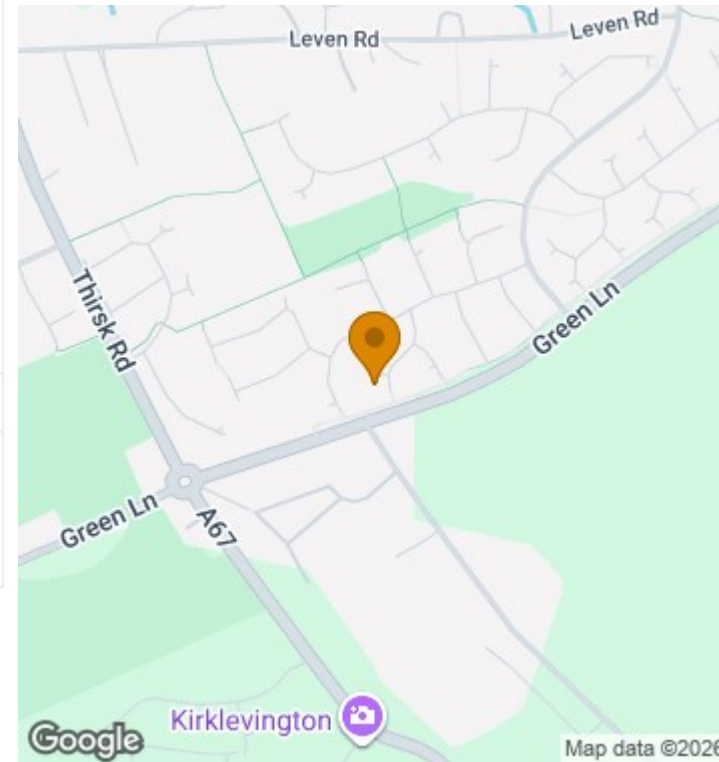
Ground Floor Building 2

Approximate total area<sup>m</sup>  
1505 ft<sup>2</sup>  
139.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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



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 incentives relating to these services.

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