



Carr lane, Kirklevington, TS15 9YE
5 Bed - House
£575,000

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



Carr lane Kirklevington Yarm TS15 9YE

*** CHAIN FREE SALE ***

*** EXECUTIVE STORY HOME BUILD ***

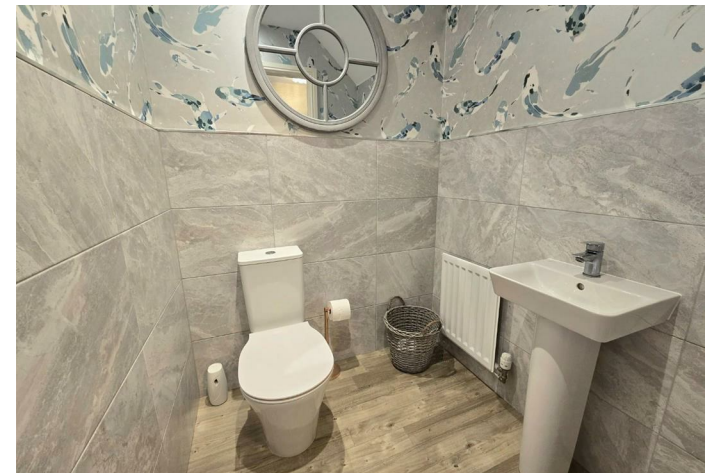
NEW TO THE MARKET, with Smith & Friends Estate Agents, this outstanding Five Bedroom Family Property, positioned on a corner plot, Built by Story Homes, 'The Fenton' designed with modern living in mind. The property is situated within the popular St. Martins Green development, Kirklevington, Yarm, spanning over 2,066 sq.ft of living space

The property has been upgraded to a high standard throughout, with a spacious Feature Entrance Hall, Downstairs Cloakroom/WC, Generous Living Room, Separate Dining/Second Reception Room a Further Study/Playroom, and to the rear of the property you will find a incredible open-plan Kitchen/Diner/Family Space spanning over 20ft with Bi-Fold Doors to the rear Garden, with a range of Stylish Units, built in appliances and feature 'Island', with a Separate Utility Room.

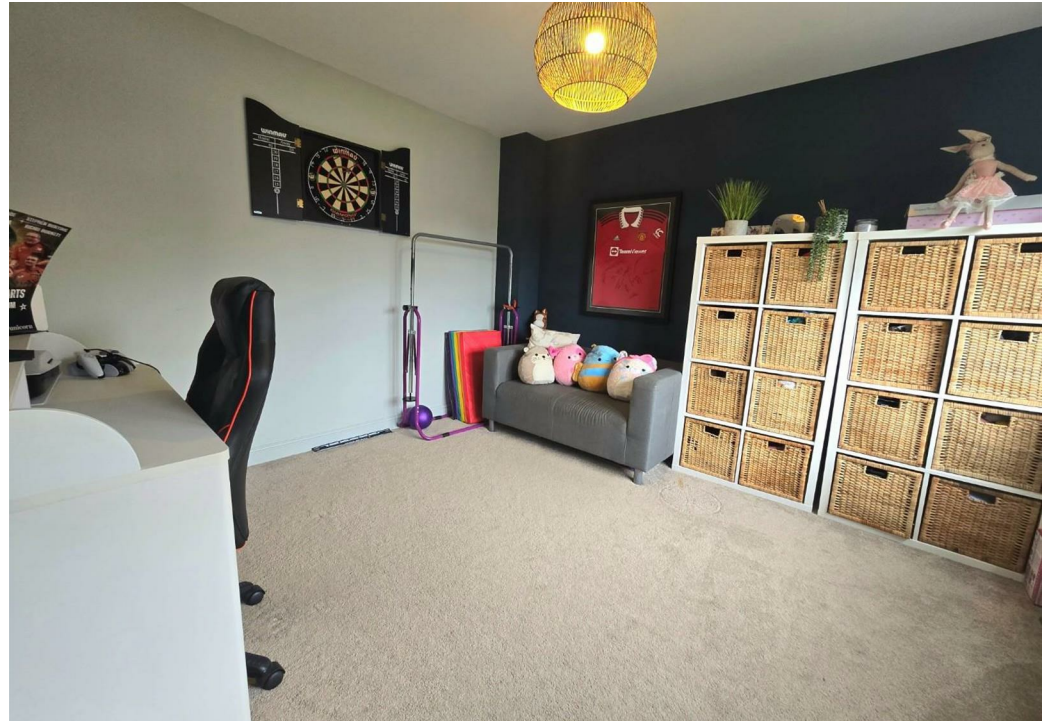
The First Floor provides a Generous size Landing, with an upgraded Master Bedroom with Built-In Dressing Room, and En-Suite Shower Room, Second Bedroom with En-Suite, Two Further Double Bedroom Rooms, an additional Single Front Bedroom (Currently used as a Dressing Room) and a Stunning Four Piece Family Bathroom.

Externally, the Rear Garden benefits of South Facing Garden, with Extended Patio Area, LED Lighting, a Well Maintained Lawn, and Large Composite Decking Area with Pergola. Highlights to this property, are the spectacular views surrounding the development. The front of the property has a Lawn Area, with a Generous Size Driveway and Double Garage.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.











GROUND FLOOR

Entrance Hall

16'0" x 10'0" (4.89m x 3.05m)
Amtico Flooring, Under Stairs Storage and Burglar Alarm

Living Room

17'3" x 12'9" (5.28m x 3.91m)
French Doors to the Rear Garden

Second Reception Room

12'4" x 11'7" (3.76m x 3.54m)

Study/Dining Room

11'8" x 10'7" (3.56m x 3.23m)

Open-Plan Kitchen Diner

16'7" x 20'0" (5.07m x 6.10m)
Amtico Flooring, with Silestone Worktops and Shaker Style Units, Two Integrated Ovens, Gas Hob, Instant Boiling Water Tap, Integrated Dishwasher and Fridge/Freezer

Downstairs WC

4'10" x 4'8" (1.49m x 1.44m)

Utility Room

5'6" x 8'11" (1.69m x 2.73m)
Integrated Washing Machine

FIRST FLOOR

Landing

6'9" x 14'6" (2.06m x 4.42m)
Additional Storage Cupboard

Bedroom 1

11'9" x 10'1" (3.59m x 3.08m)
Built-In Dressing Room with Spectacular Views

En-Suite

8'0" x 7'6" (2.44m x 2.31m)
Modern En-Suite Shower Room, with LED Mirror

Bedroom 2

14'1" x 9'8" (4.31m x 2.96m)

En-Suite

4'0" x 7'6" (1.22m x 2.31m)
Modern En-Suite Shower Room, with LED Mirror

Bedroom 3

11'5" x 10'11" (3.49m x 3.34m)

Bedroom 4

11'2" x 10'11" (3.42m x 3.34m)

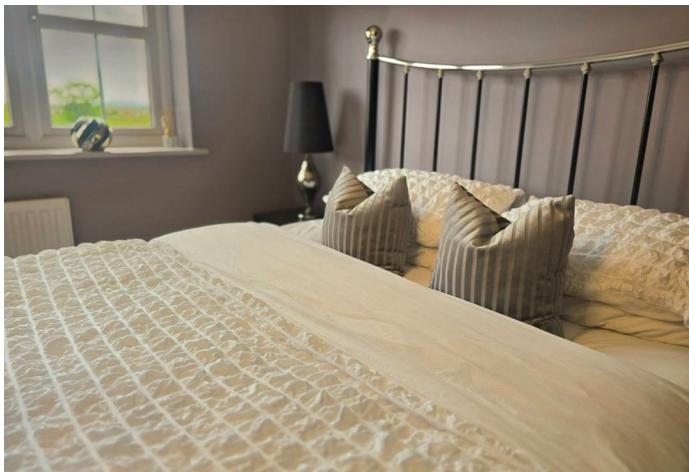
Bedroom 5

10'0" x 7'3" (3.07m x 2.23m)

Family Bathroom

10'3" x 7'6" (3.13m x 2.30m)
Modern En-Suite Shower Room, with LED Mirror, and 1/2 Tiled Bathroom Walls

DETACHED DOUBLE GARAGE







Ground Floor



Floor 1

Approximate total area^m
1910 ft²
177.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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