Tangmere Road, TS15 9GF
4 Bed - House - Detached
£475,000

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

SMITH & FRIENDS
ESTATE AGENTS

Tangmere Road
Yarm TS15 9GF

Occupying an enviable position overlooking the nature reserve, this exceptional four-bedroom detached family home, built by Bellway Homes in 2020, offers spacious contemporary living finished to an impeccable standard throughout. Beautifully presented and turn-key ready, the property also benefits from the remainder of the 10-year NHBC warranty.

A welcoming and spacious entrance hallway sets the tone for the accommodation. To the front is a bright formal reception room enjoying attractive views across the neighbouring nature reserve, while to the rear is the impressive 25ft contemporary kitchen/dining room, fitted with high-gloss units, integrated appliances and ample space for family living. The kitchen flows seamlessly into a versatile second reception room, currently used as a playroom. Two sets of French doors open onto the generous rear garden, which is mainly laid to lawn. A utility room, ground floor WC and integral garage complete the ground floor.

The first floor offers four generous double bedrooms, including an impressive principal suite with a dressing room and stylish en-suite. A second bedroom also benefits from an en-suite, while the remaining bedrooms are served by a contemporary four-piece family bathroom.

Further benefits include quality fixtures and fittings throughout, Hive smart heating with split-level controls and a professionally installed Ring security camera system.

Externally, the property benefits from driveway parking for two vehicles, a single integral garage and a well presented rear garden, while the front aspect enjoys uninterrupted views across the neighbouring nature reserve.

Ideally located close to Yarm High Street, excellent amenities and highly regarded schools, the property also offers superb transport links to the A19, A66 and A174.

Early viewing is highly recommended to appreciate the quality, space and enviable location of this outstanding family home - CONTACT SMITH & FRIENDS INGLEBY BARWICK.

where
imagination
runs wild

GROUND FLOOR

Entrance Hallway
13'7" x 6'6" (4.16m x 1.99m)

Living Room
17'8" x 12'1" (5.39m x 3.70m)

Kitchen\Dining Room
12'6" x 24'6" (3.83m x 7.47m)

Playroom
11'6" x 10'2" (3.51m x 3.12m)

Utility Room
5'10" x 5'6" (1.78m x 1.68m)

WC
4'9" x 4'6" (1.45m x 1.39m)

FIRST FLOOR

Landing
17'10" x 7'2" (5.44m x 2.20m)

Bedroom 1
13'1" x 12'1" (4.01m x 3.70m)

Dressing Room
9'6" x 6'3" (2.91m x 1.93m)

En-Suite 1
7'6" x 4'11" (2.31m x 1.50m)

Bedroom 2
16'0" x 12'3" (4.89m x 3.74m)

En-Suite 2
8'2" x 4'7" (2.51m x 1.40m)

Bedroom 3
9'6" x 14'11" (2.90m x 4.55m)

Bedroom 4
9'8" x 12'4" (2.95m x 3.76m)

Bathroom
5'7" x 9'11" (1.72m x 3.04m)

EXTERNALLY

Garage
19'9" x 9'8" (6.04m x 2.96m)

Ground Floor

Floor 1

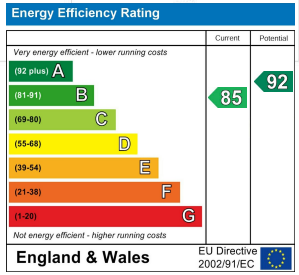
Approximate total area(1)

1854 ft²

172.2 m²

(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.



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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS