Mallard Drive, TS15 9FD
4 Bed - House - Detached
£320,000

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

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Mallard Drive
Yarm TS15 9FD

Situated in the popular Conyers Green development in Yarm, this beautifully presented four-bedroom detached family home, built by Bellway Homes in 2021, has been upgraded throughout by the current vendors to create a stylish and versatile home, ideal for modern family living.

The property opens into an entrance hall, leading to a spacious open-plan living, dining and kitchen area. Opened up by the current owners, this impressive space creates a wonderful sociable environment for family life and entertaining. The modern kitchen benefits from integrated appliances, complemented by a separate utility room and downstairs WC.

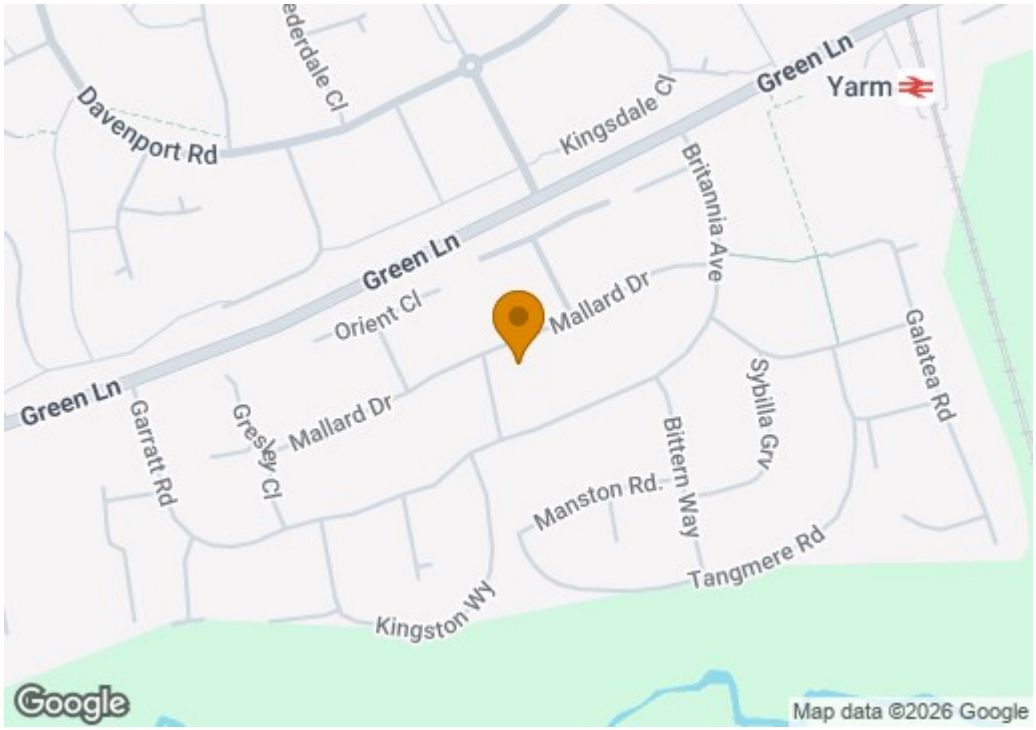
A standout feature is the professionally converted garage, now providing a superb second reception room complete with a cosy feature log burner. This versatile space is ideal as a snug, family room or home office.

To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from a stylish en-suite shower room. A modern, tiled family bathroom completes the accommodation, featuring a white three-piece suite and shower over the bath.

Externally, the property benefits from driveway parking for two vehicles and a fantastic south-facing rear garden. Beautifully landscaped, the garden offers an ideal space for relaxing and entertaining, with a timber shed and pergola seating area.

Conveniently located close to local schools, shops and amenities, the property is also within easy reach of Yarm railway station and offers excellent transport links to the A19, A174 and A66.

An exceptional opportunity to acquire a move-in-ready family home offering modern living, flexible accommodation and a superb garden in a sought-after Yarm location.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Kingsdale Cl
Green Ln
Yarm
Britannia Ave
Green Ln
Orient Cl
Mallard Dr
Green Ln
Garratt Rd
Gresley Cl
Mallard Dr
Sybilla Grv
Galatea Rd
Bittern Way
Manston Rd.
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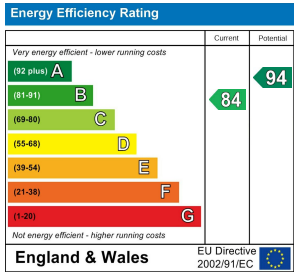

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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