



## Tangmere Road, Conyers Green, Yarm, TS15 9GF

This beautifully presented four bedroom detached house with a detached garage is located in the sought after Conyers Green development in Yarm. Built by Bellway in 2019 to the Hambleton design, it retains the remainder of the 10 year NHBC warranty.

The spacious interior includes a hall leading to a lounge, a study, and an impressive open plan kitchen, dining, and family room that spans the width of the property. The kitchen features a range of contemporary high gloss fitted units, an island/breakfast bar and integrated appliances, including a gas hob, stainless steel Zanussi double oven and hob, fridge/freezer, and dishwasher. A separate utility room provides additional storage and space for laundry facilities. French doors in the dining area open onto the rear garden, enhancing the flow of indoor-outdoor living.

Upstairs, four double bedrooms offer generous accommodation, with the master bedroom benefiting from an en-suite shower room. A modern family bathroom with a shower over the bath serves the remaining bedrooms.

Positioned in a great location set back from Tangmere Road, the front of the property features established shrubbery and a block paved driveway leading to the detached garage. The spacious walled rear garden is mainly laid to lawn with a patio, providing an ideal outdoor space. The property is warmed by gas central heating and is double glazing throughout.

The property is conveniently located near well regarded schools, shops, Yarm Medical Centre, and Yarm Train Station. It also offers excellent access to Yarm High Street, known for its vibrant selection of bars, restaurants, cafés, and scenic riverside walks.

Offers Over £400,000





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HALL

LOUNGE

17'3" x 11'3" (5.26m x 3.43m)

STUDY

9'3" x 6'11" (2.82m x 2.11m)

KITCHEN/DINING/LIVING ROOM

25'11" x 10'11" (7.90m x 3.33m)

UTILITY ROOM

6'11" x 5'3" (2.11m x 1.60m)

DOWNSTAIRS WC

5'5" x 2'10" (1.65m x 0.86m)

LANDING

MASTER BEDROOM

12'4" x 18'9" x 11'3" (3.76m x 5.72m x 3.43m)

ENSUITE

8'2" x 3'9" (2.49m x 1.14m)

BEDROOM TWO

14'0" x 12'6" (4.27m x 3.81m)

BEDROOM THREE

11'0" x 9'6" (3.35m x 2.90m )

BEDROOM FOUR

10'0" x 8'5" (3.05m x 2.57m)

BATHROOM

7'12 x 5'6" (2.13m x 1.68m)





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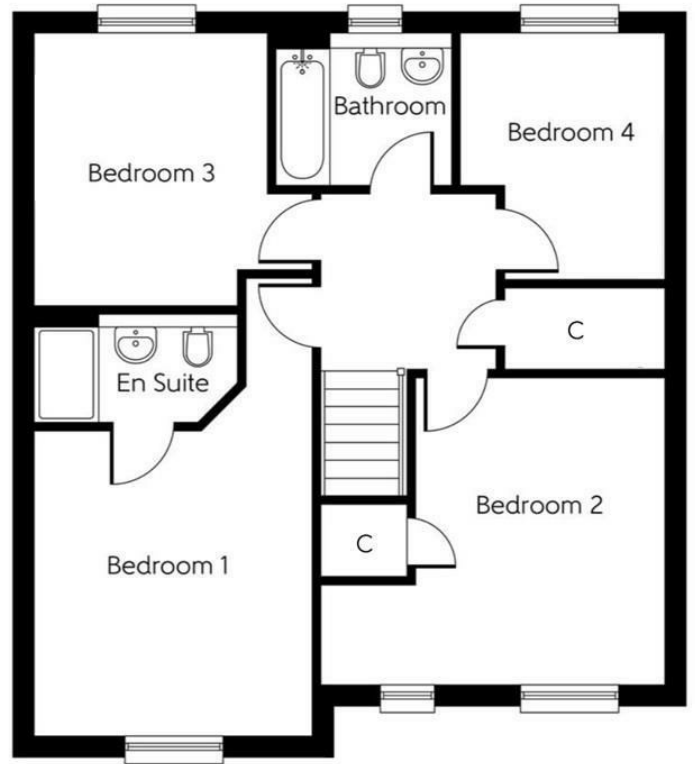
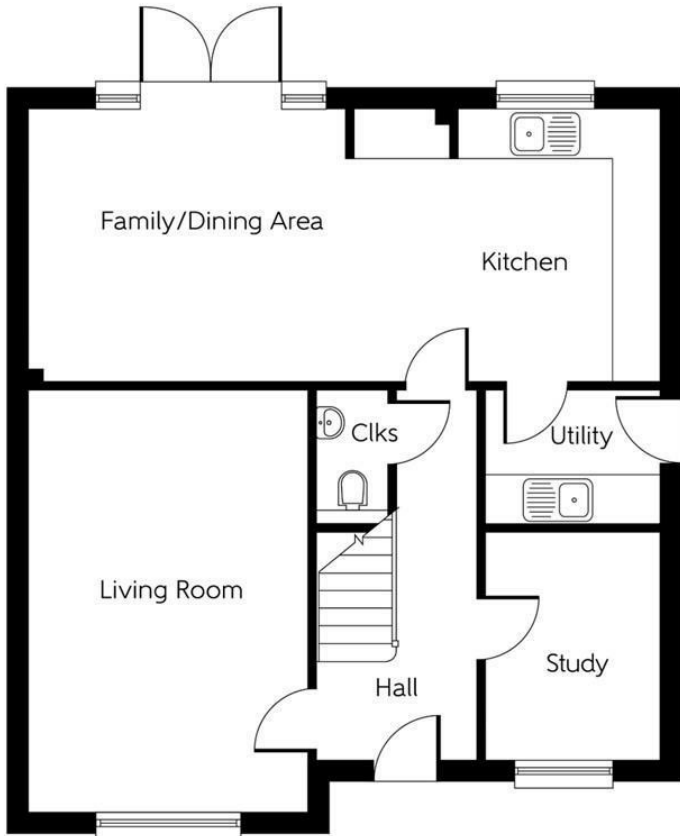




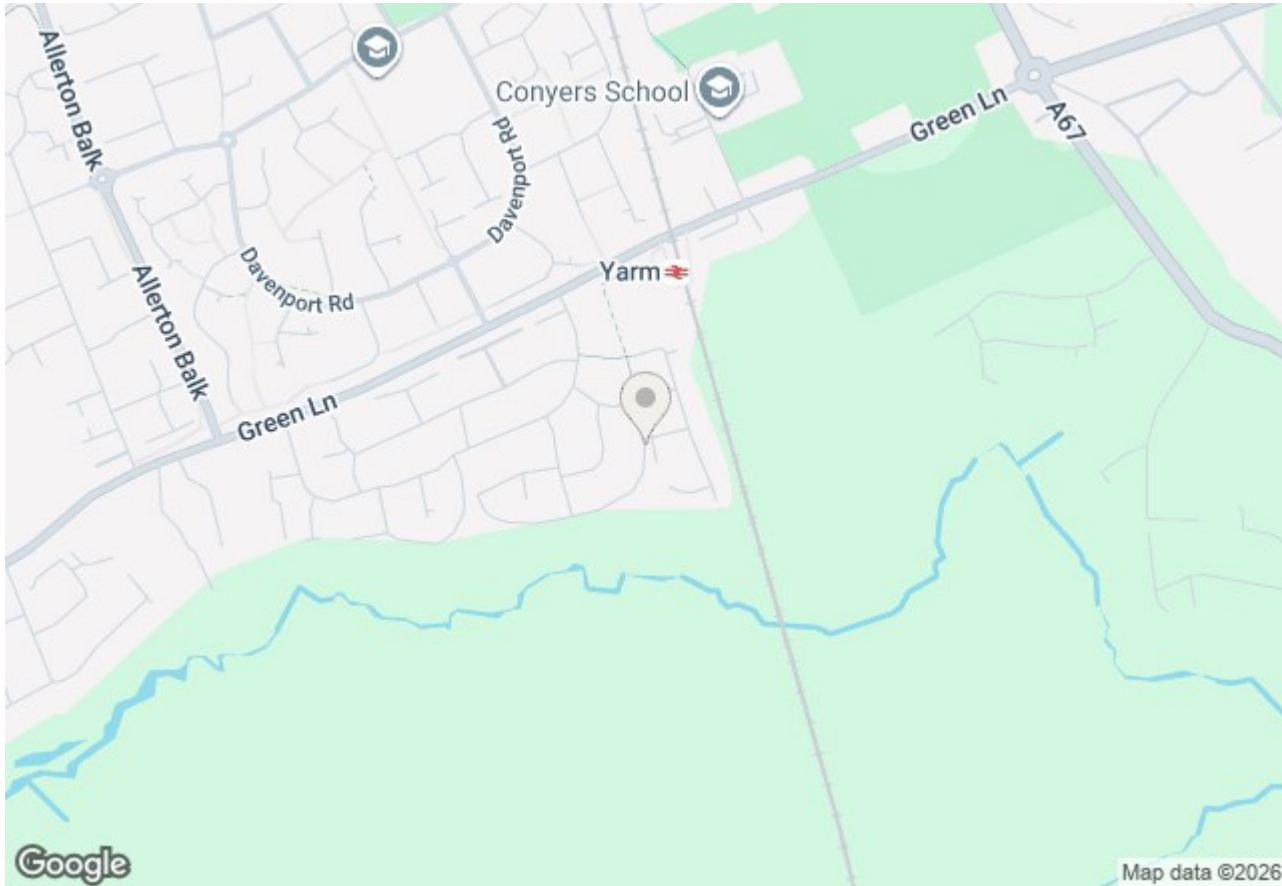
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**VIEWING**

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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101 High Street, Yarm, TS15 9BB  
 yarm@gowlandwhite.co.uk