



Linden Crescent, Yarm, Stockton-on-Tees, TS15 9FX

This impressive four bedroom detached home is situated within the highly sought after Tall Trees Development in Yarm. Ideally positioned close to reputable schools, shops, and Yarm Medical Centre, the property also enjoys easy access to Yarm's vibrant High Street, celebrated for its selection of bars, restaurants, cafés, and tranquil riverside walks.

The entrance hall leads into a cosy lounge with a bay window, currently used as a playroom. At the heart of the home is a stunning open plan kitchen, dining, and family area, featuring sleek fitted units, integrated appliances including a gas hob, double oven, microwave, fridge/freezer, dishwasher, and a warming drawer. French doors open onto the rear garden, while the adjoining family room offers a striking media wall, an elegant electric fireplace, and bi-fold doors that bring the outdoors in.

The kitchen is complemented by a practical utility room with a second sink, storage, space for laundry appliances, and access to a W/C and a versatile games room, formerly part of the garage.

Upstairs, there are four generously sized bedrooms. The master benefits from fitted wardrobes and a stylish en-suite shower room with a large walk-in shower, while the remaining bedrooms are served by a contemporary family bathroom. The property includes a dual zone Hive controlled central heating system.

Outside, the front of the property features a lawned garden and a block paved driveway with parking for two vehicles, leading to a large store converted from the original garage. The landscaped rear garden is designed for low maintenance, featuring artificial turf and a spacious patio ideal for outdoor entertaining.

With excellent transport links via the A19 and nearby Yarm Train Station, this stylish and spacious family home is perfectly placed for modern living.

£425,000



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HALL

LOUNGE

15'11" x 9'9" (4.85m x 2.97m)

KITCHEN/DINING ROOM

16'9" x 11'2" (5.11m x 3.40m)

FAMILY ROOM

16' x 10'7" (4.88m x 3.23m)

UTILITY ROOM

6' x 4'9" (1.83m x 1.45m)

DOWNSTAIRS WC

5'2" x 5' (1.57m x 1.52m)

GAMES ROOM

13'8" x 9'8" (4.17m x 2.95m)

LANDING

MASTER BEDROOM

13'2" x 11'9" (4.01m x 3.58m)

ENSUITE

8'1" x 4'4" (2.46m x 1.32m)

BEDROOM TWO

12'7" x 9'3" (3.84m x 2.82m)

BEDROOM THREE

11'6" x 10'2" (3.51m x 3.10m)

BEDROOM FOUR

10'6" x 7'5" (3.20m x 2.26m)

BATHROOM

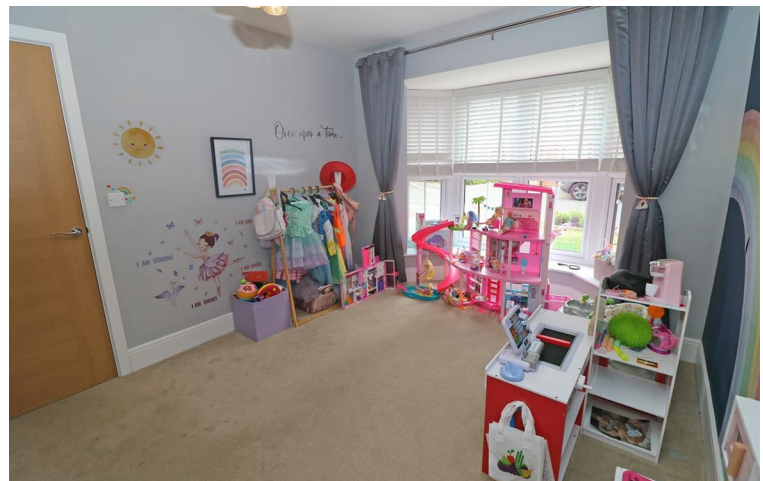
6'11" x 5'6" (2.11m x 1.68m)

AML PROCEDURE

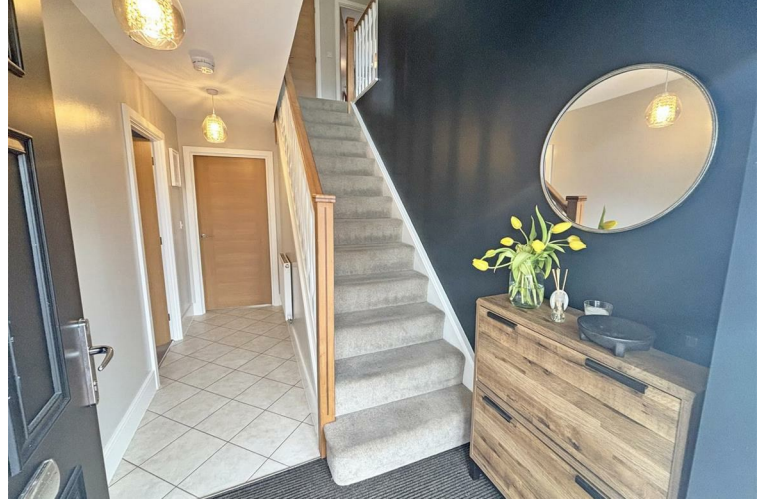
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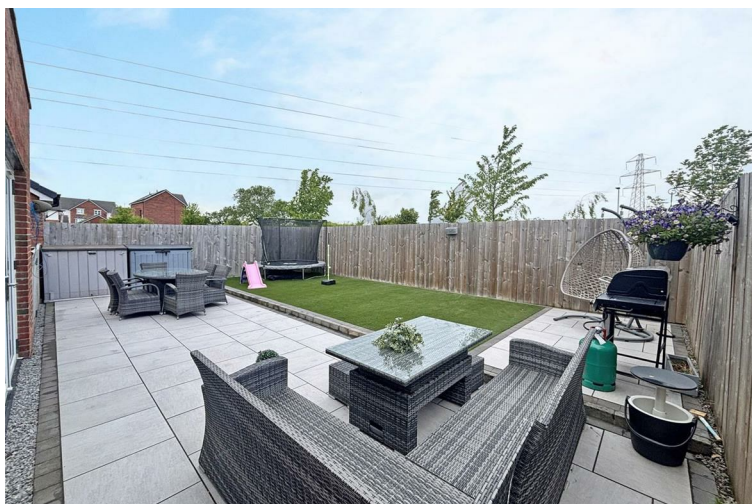
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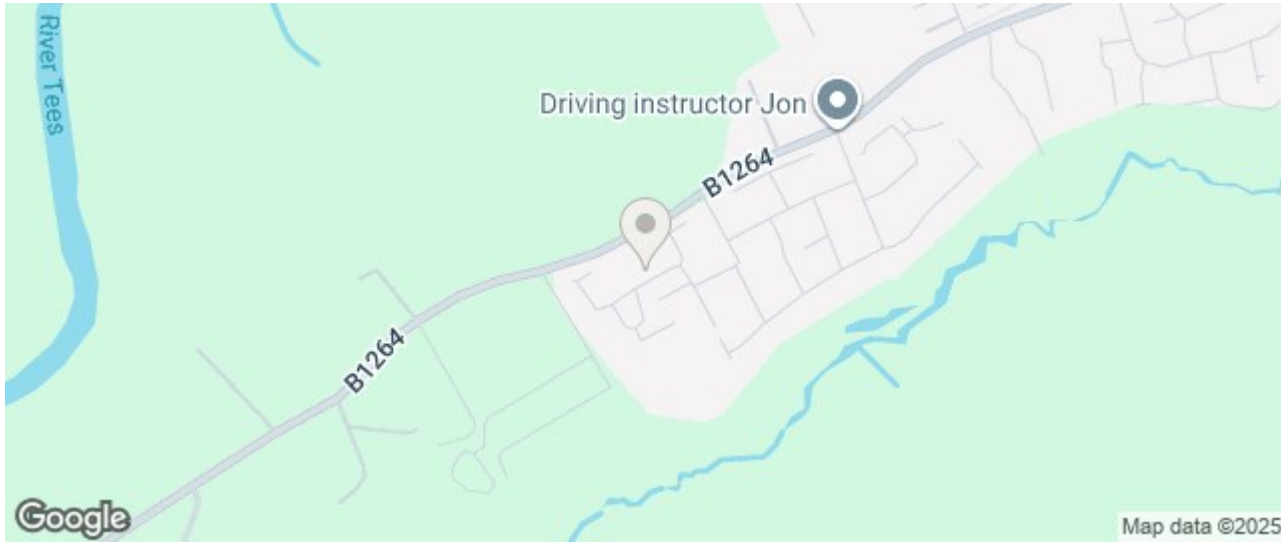
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VIEWING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		93
	(81-91) B	85	
	(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	