



## Elms Way, Yarm, TS15 9AZ

Designed by Avant Homes and still under the NHBC warranty, this exceptional four bedroom detached home is designed to the popular "Pendlebury" style and enjoys a prime corner plot on the desirable Tall Trees development, with a double-width block paved driveway and a detached double garage.

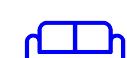
Inside, the property combines modern design with practical family living. A spacious entrance hall leads to a versatile study/playroom—ideal for home working or as a children's space—along with a useful utility room and convenient guest WC. The dual-aspect lounge offers a space to relax, while the stunning open plan kitchen and dining room features integrated Hoover appliances and stylish bi-fold doors that open out to a beautifully landscaped walled garden. Designed for both relaxation and entertaining, the garden includes a lawn and patio area, with convenient access to the detached double garage via a rear door.

Upstairs, the generous master bedroom features built-in wardrobes and a contemporary en-suite bathroom with a walk in shower and waterfall showerhead. Three further well-proportioned bedrooms are accessed from a central landing, along with a stylish family bathroom.

Additional highlights include gas central heating, double glazing, remainder of the NHBC warranty and a recently installed boiler for added efficiency.

This home is just a short walk from the highly regarded Conyers Secondary School and within easy reach of Yarm High Street, renowned for its charming cobbled streets, boutique shopping, vibrant bars, and excellent restaurants. Yarm and Eaglescliffe train stations are nearby and Teesside International Airport is conveniently accessible.

£399,995

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HALL

KITCHEN/BREAKFAST ROOM  
13'7" x 12'5" (4.14m x 3.78m)

STUDY  
9'5" x 9'5" (2.87m x 2.87m)

LOUNGE  
21'10" x 11'10" (6.65m x 3.61m)

UTILITY  
6'3" x 3'10" (1.91m x 1.17m)

DOWNSTAIRS WC  
5'3" x 5'3" (1.60m x 1.60m)

LANDING

BEDROOM ONE  
19'6" x 11'4" x 10' (5.94m x 3.45m x 3.05m)

ENSUITE  
8'1" x 4'5" (2.46m x 1.35m)

BEDROOM TWO  
12'6" x 9'7" (3.81m x 2.92m)

BEDROOM THREE  
11'11" x 8'10" (3.63m x 2.69m)

BEDROOM FOUR  
9'6" x 6'4" (2.90m x 1.93m)

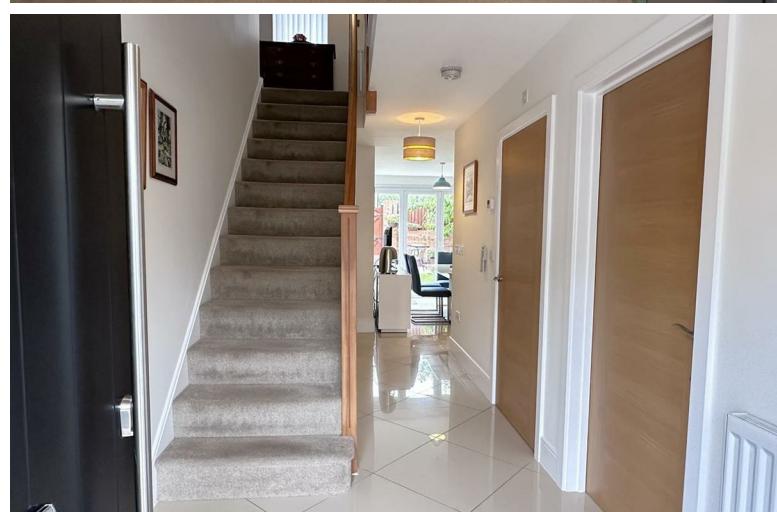
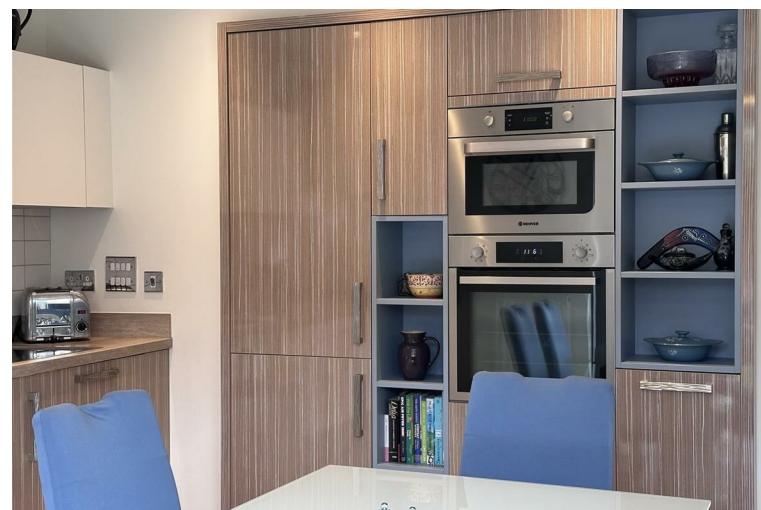
BATHROOM  
7'1" x 5'6" (2.16m x 1.68m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

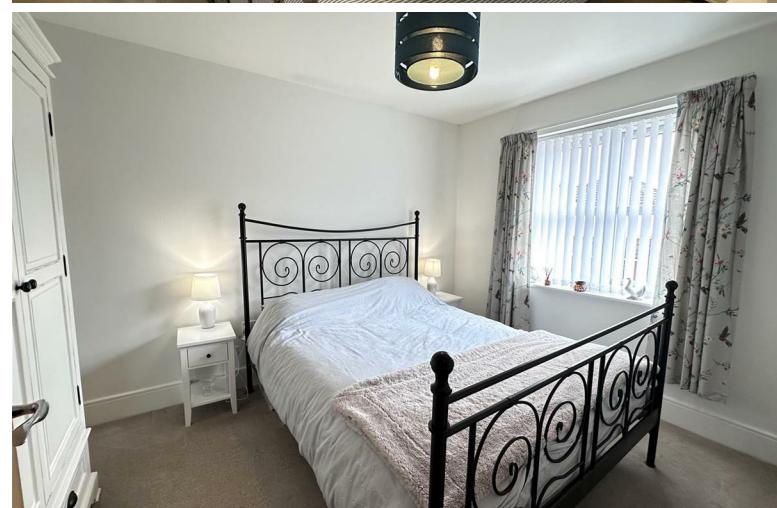


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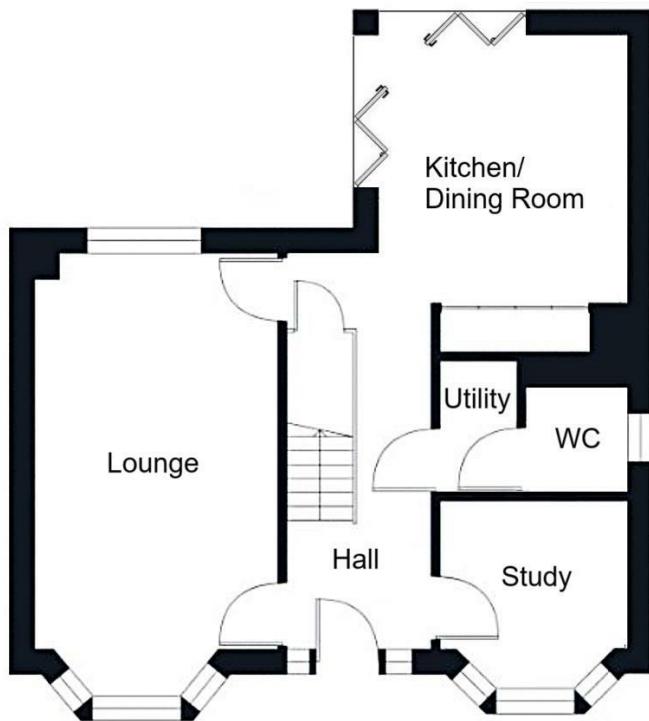


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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

#### VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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