



## Manor Garth, Kirklevington, TS15 9LG

Offered with NO CHAIN, this lovely four bedroom detached family house with double garage and large south-west facing rear garden is situated in a popular area of the picturesque village of Kirklevington which offers beautiful countryside views, schools, and transport links via the A19. Ideal for buyers seeking tranquillity and convenience, with easy access to amenities in nearby Yarm with its array of shops, cafes and restaurants.

The accommodation comprises of an entrance porch leading to a hallway. The spacious lounge features sliding doors to the rear garden. The well appointed kitchen/breakfast room offers a range of fitted units and appliances, including a double oven, extractor fan, Bosch hob, and freezer.

Adjacent to the kitchen is a utility room with plumbing for a washing machine, fridge or freezer and dishwasher. The separate dining room, also with doors to the rear garden, and a convenient W/C complete the downstairs living space.

Upstairs, are four double bedrooms, each with fitted wardrobes. The master bedroom enjoys an en-suite shower room with a waterfall shower and bidet. The bathroom features a stand-alone bath, adding luxury to this family home.

The property benefits from uPVC double glazing (many windows new in 2020), electric up and over garage door, gas central heating (boiler new 2020) and a recent electric's overhauled with a new electric consumer unit fitted in 2020.

Externally this property enjoys a corner plot in a cul-de-sac location. To the front is a lawn and established shrubbery and a double width driveway with an EV charging point that leads to the adjoining double garage with power supply. To the rear, the property benefits from an enclosed and enviable south-west facing lawned garden.

Offers In The Region Of £350,000



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PORCH

HALL

12'7 x 6'2 (3.84m x 1.88m)

KITCHEN/BREAKFAST ROOM

19'9 x 8'10 (6.02m x 2.69m)

UTILITY

8'11 x 4'11 (2.72m x 1.50m)

LOUNGE

21'8 x 10'9 (6.60m x 3.28m)

DINING ROOM

12'3 x 9'7 (3.73m x 2.92m)

W/C

5'6 x 2'11 (1.68m x 0.89m)

LANDING

BEDROOM ONE

16'4 x 10'10 (4.98m x 3.30m)

EN-SUITE

8'2 x 5'5 (2.49m x 1.65m)

BEDROOM TWO

14'3 x 8'10 (4.34m x 2.69m)

BEDROOM THREE

10'1 x 8'11 (3.07m x 2.72m)

BEDROOM FOUR

12'4 x 8'7 (3.76m x 2.62m)

BATHROOM

9'6 x 5'4 (2.90m x 1.63m)





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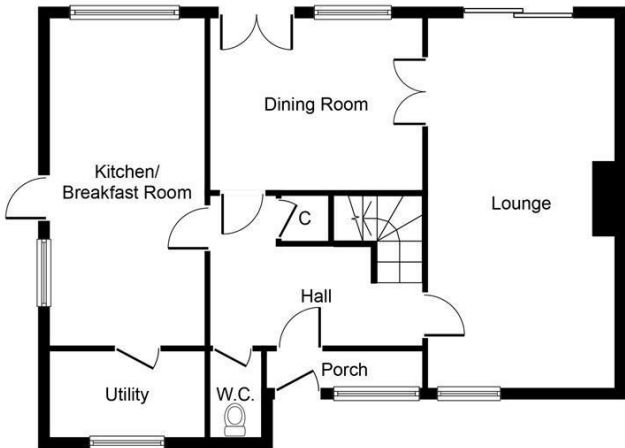


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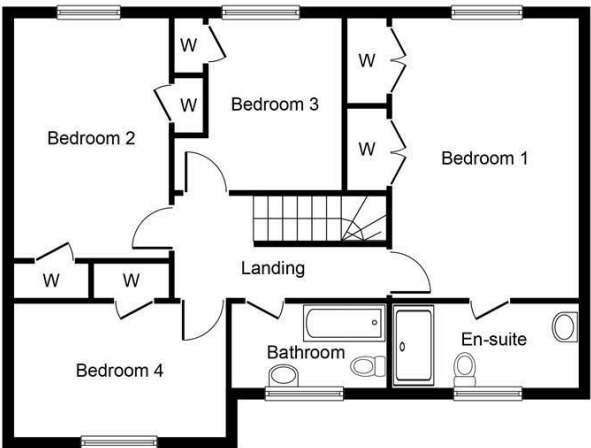




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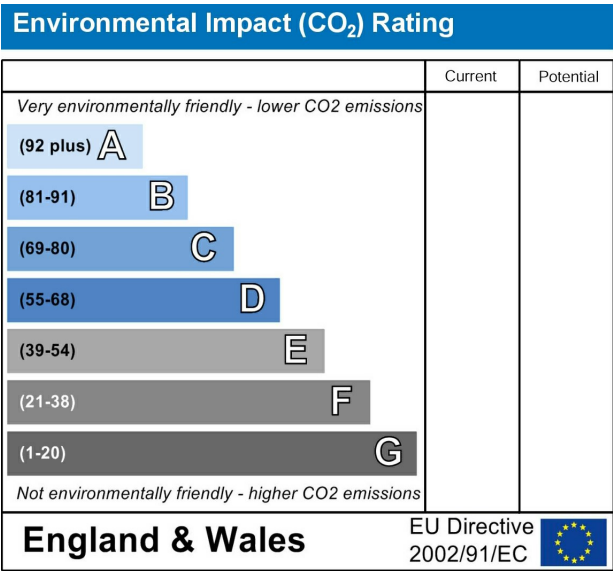
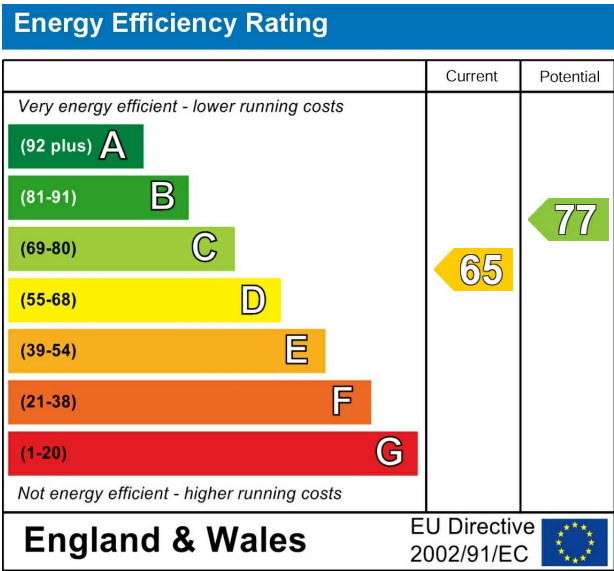
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### VIEWING

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

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