



## Davenport Road, Yarm, TS15 9TN

MUST VIEW TO APPRECIATE! SPACIOUS DETACHED HOUSE offering well planned family living featuring a superb open plan kitchen/dining/family living area. The property is situated on the popular Layfield Estate, within catchment of the highly regarded Layfield Primary School and Conyers Secondary School, making this an ideal family home.

Internally the ground floor accommodation comprises entrance hall, lounge with bay window to the front and glazed doors into the kitchen/dining/family area. The kitchen is fitted with an excellent range of contemporary white gloss units including integrated fridge/freezer, washing machine, dish washer, electric oven, induction hob, and microwave. There is a breakfast area, space for dining in addition to a family area with four skylight windows and two sets of bi fold doors, with bespoke Perfect Fit blinds, opening out to the rear. Completing the ground floor is a WC and a second reception room which is currently being used as a bar with media wall, built in bar, and French doors opening out to the side garden. The upper floor provides a master bedroom with fitted wardrobes and modern en-suite shower room, three further bedrooms all served by a modern family bathroom with separate shower enclosure.

Externally is a lawned garden to the front and driveway leading to a single garage allowing for off road parking. There are gardens to the side and rear offering lawn, borders with shrubs, and timber decked patio area. Davenport Road is conveniently located within walking distance of Yarm High Street with its excellent range of cosmopolitan bars, cafes, shops and restaurants. For commuting Yarm Railway Station is only a short distance away and there is easy access to the A19 and good transport links.

Offers Over £325,000



ENTRANCE HALL

LOUNGE

14'1" x 12'9" (4.29 x 3.89)

KITCHEN/FAMILY DINING

24'11" x 16'6" (7.59 x 5.03)

BAR

16'10" x 10'7" (5.13 x 3.23)

GROUND FLOOR WC

8'0" x 3'1" (2.44 x 0.94)

BEDROOM ONE

12'10" x 10'1" (3.91 x 3.07)

EN-SUITE

BEDROOM TWO

9'0" x 9'0" (2.74 x 2.74)

BEDROOM THREE

10'7" x 7'8" (3.23 x 2.34)

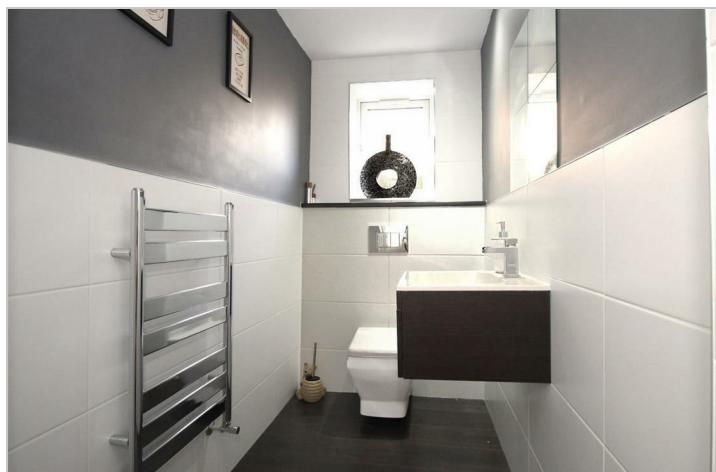
BEDROOM FOUR

10'1" x 7'8" (3.07 x 2.34)

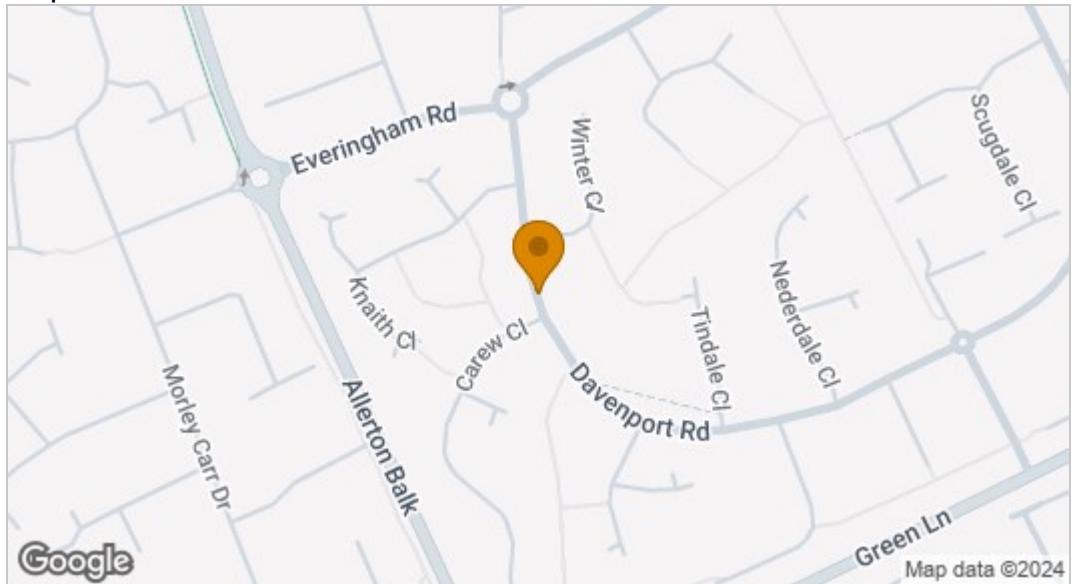
BATHROOM

8'1" x 6'1" (2.46 x 1.85)





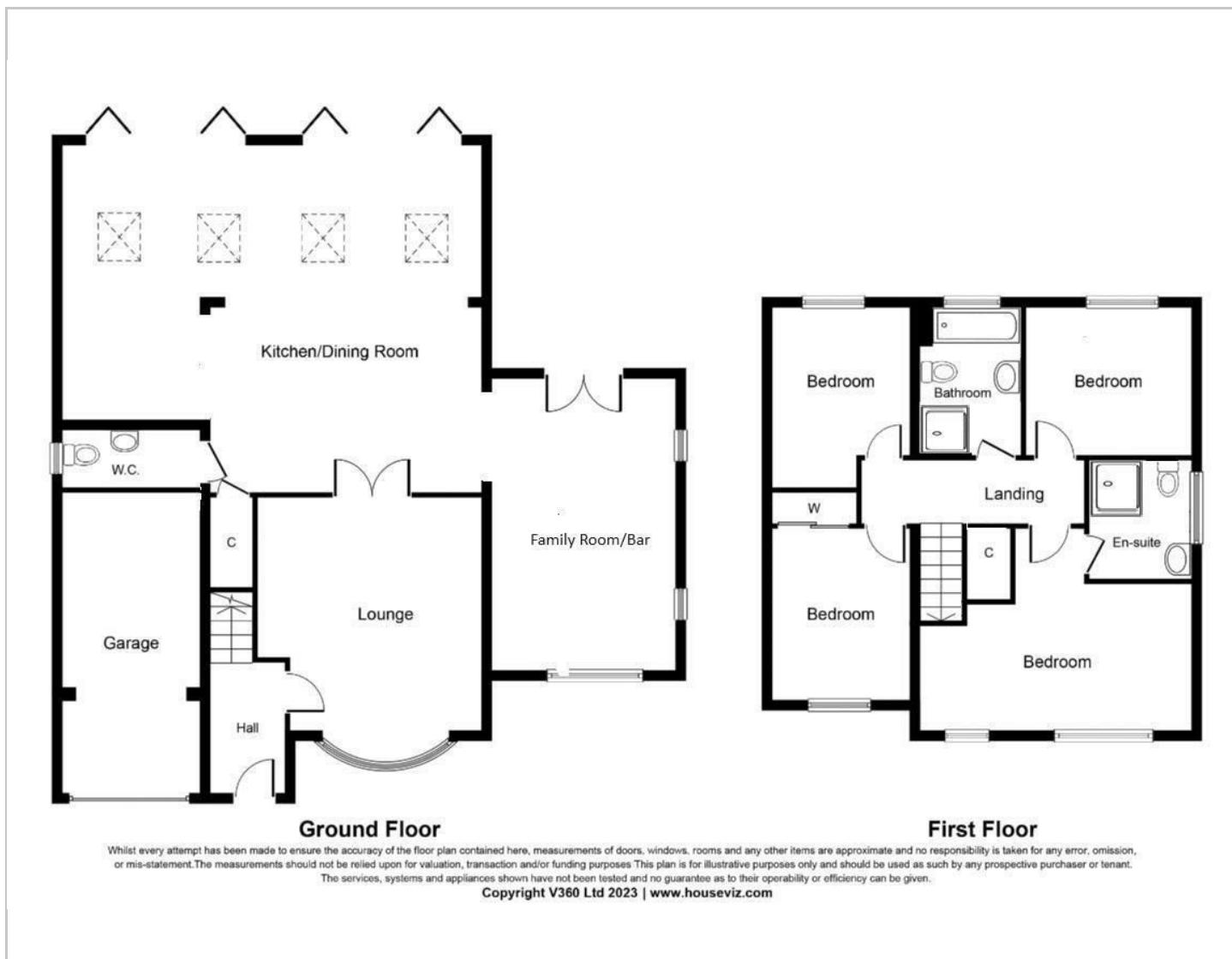
## Map



## EPC graph

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

## Floor Plan



## VIEWING

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

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