



## Valley Drive, Yarm, TS15 9JQ

Available for sale with NO ONWARD CHAIN! A substantial 5/6 bedroom detached family home located in one of Yarm's most sought after and prestigious addresses, positioned on a 0.18 acre plot with private south facing rear garden and an 'in and out' block paved drive providing ample parking.

The extensive accommodation includes an entrance hall, versatile family room which can be used as another bedroom, shower room, two bedrooms and boiler room. To the first floor, impressive kitchen/breakfast room with a range cooker, lounge, dining room, three further double bedrooms (master bedroom with en-suite and built in wardrobes) and a further modern shower room with a walk-in rainfall shower. Part of the ground floor accommodation would be ideal for adapting to a teenage/dependent area.

Externally, the private rear garden and the large patio area is ideal for evening dining and socialising. The block paved driveway with entry and exit helps with easy parking for numerous vehicles and leads to a single garage with electric door.

Valley Drive lies just over a mile from Yarm's historic High Street with its cobbled areas, riverside walks, boutiques, cafes, bars and restaurants. Highly regarded schooling is close by and Yarm train station is around a 5 minute drive away, linking to the main line station at Darlington with service to Newcastle, Edinburgh and London Kings Cross.

£550,000

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HALL

Valley Drive, Yarm, TS15 9JQ

FAMILY ROOM

14'3" x 15'2" (4.34m x 4.62m)

BEDROOM FOUR

10'6" x 10'1" (3.20m x 3.07m)

BEDROOM FIVE

5'4" x 10'5" (1.63m x 3.18m )

SHOWER ROOM

5'11" x 6'8" (1.80m x 2.03m )

LANDING

LOUNGE

13'8" x 19'8" (4.17m x 5.99m )

DINING ROOM

14" x 10'4" (4.27m x 3.15m )

KITCHEN

19'8" x 10" (5.99m x 3.05m)

BEDROOM ONE

11'8" x 11'10" (3.56m x 3.61m )

ENSUITE

5'6" x 8'1" (1.68m x 2.46m)

BEDROOM TWO

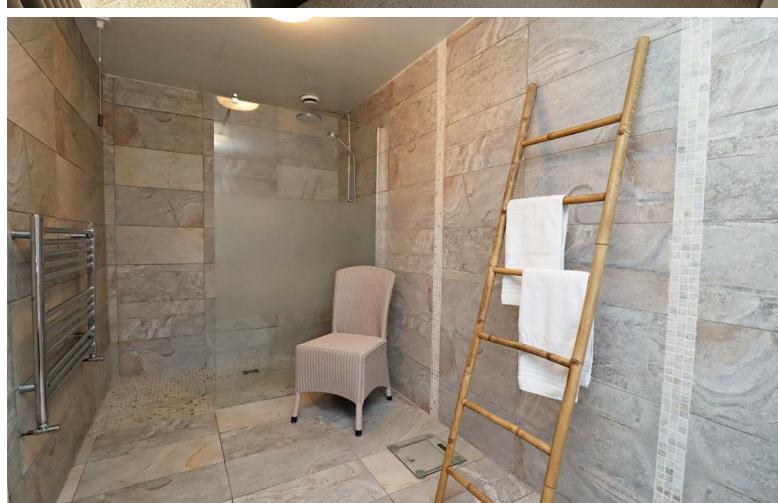
12'2" x 10" (3.71m x 3.05m )

BEDROOM THREE

10'1" x 10" (3.07m x 3.05m)

SHOWER ROOM

6'1" x 10'9" (1.85m x 3.28m )



Tel: 01642 248248

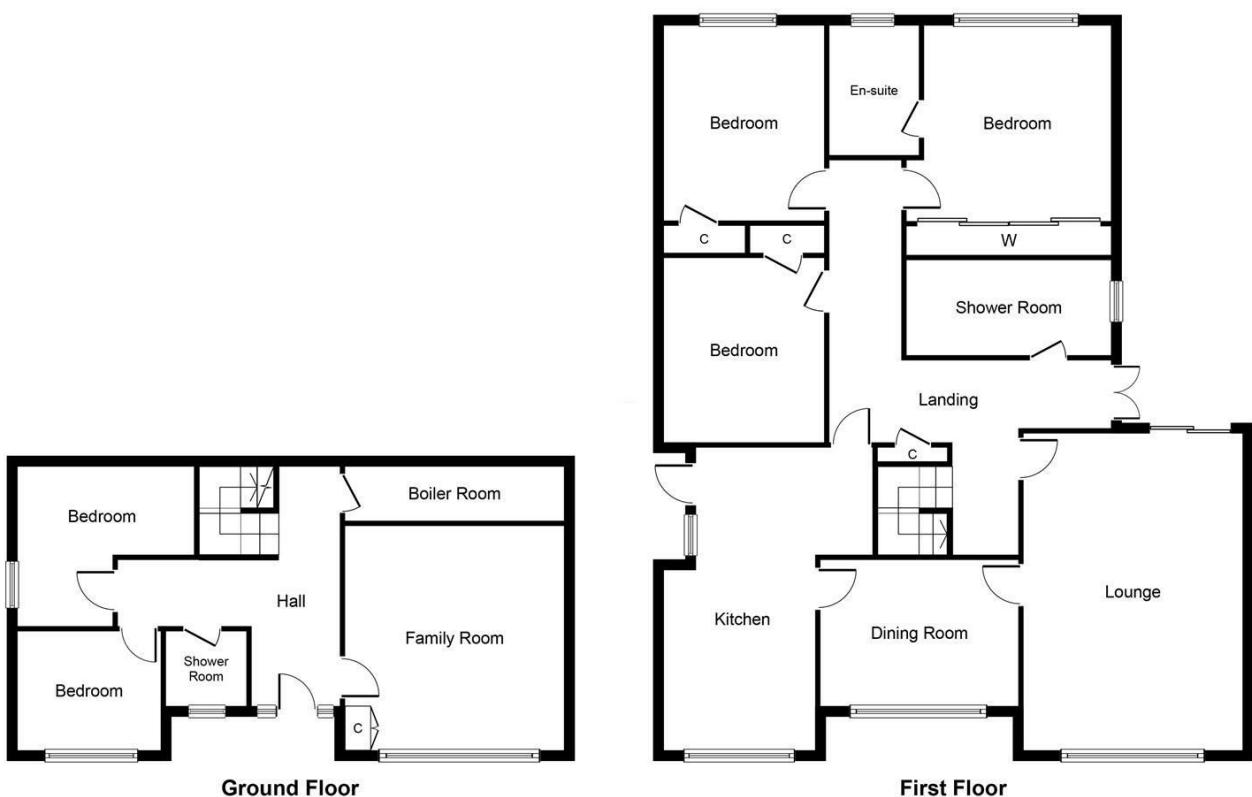
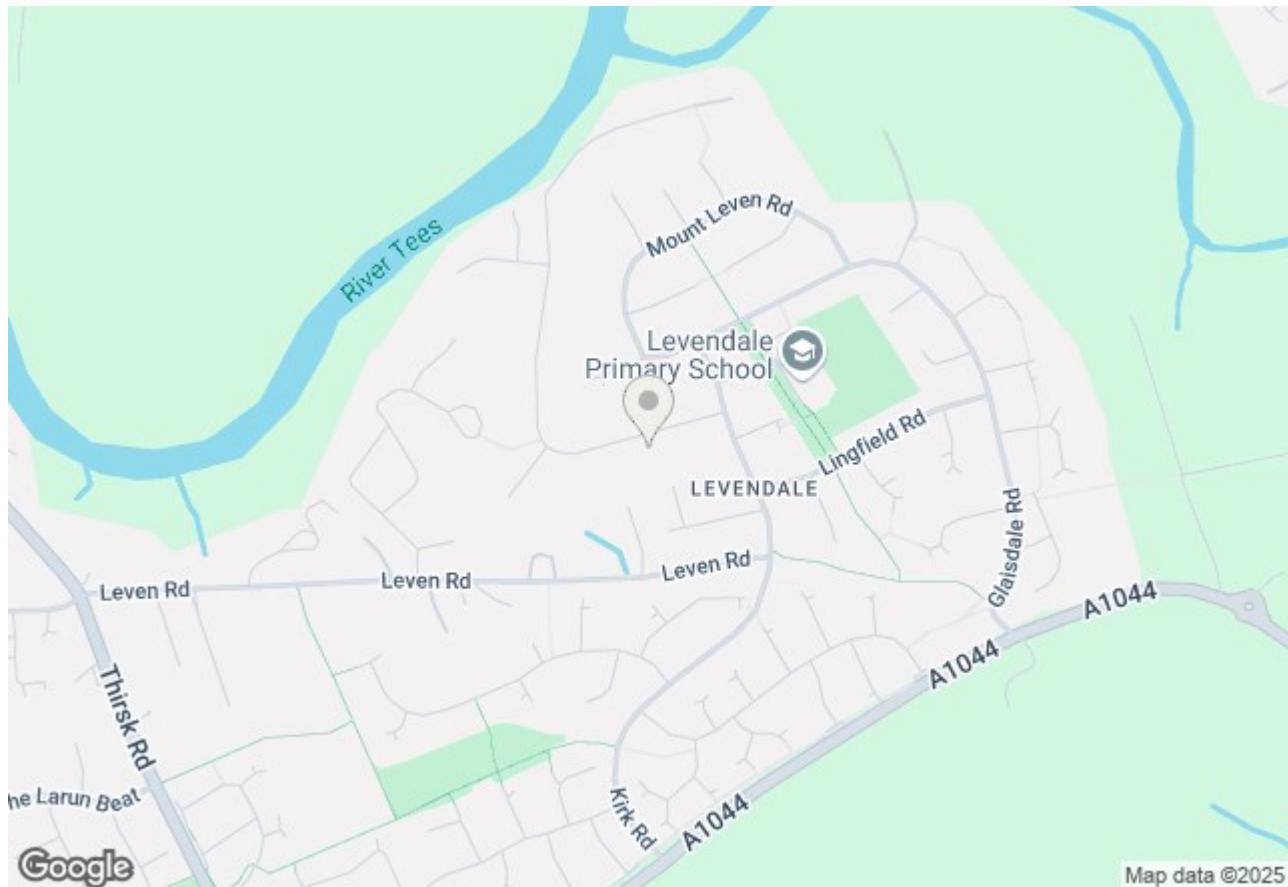
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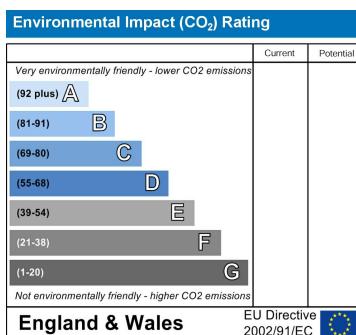
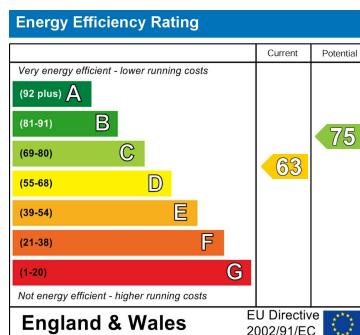
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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