



Manor Close, Low Worsall, Yarm, TS15 9QE

BENEFITTING FROM NO ONWARD CHAIN ! Situated in a sought after village, nestled within an exclusive cul-de-sac of detached houses in Low Worsall, this four bedroom family home provides substantial living space of over 2,000 sq. ft.

Low Worsall is the ideal setting for those wanting a peaceful lifestyle without sacrificing convenience, with Yarm's amenities just a stone's throw away.

The ground floor features an impressive entrance hallway, cloakroom/WC, study, lounge, dining room, conservatory, kitchen/breakfast room, and large utility room, providing ample space for family living. Upstairs, the gallery landing provides access to the four double sized bedrooms, with the master benefiting from an en-suite shower room with power shower, accompanied by a family bathroom.

The property is heated with oil fired heating system via a Worcester boiler installed approximately 6 years ago. The accommodation additionally benefits from double and some triple glazing throughout, ensuring comfort and energy efficiency all year round. Although modernisation is not urgently required, new owners may wish to undertake some updating and renovation to personalise this home and this has been reflected in the current asking price.

Set upon a generous 0.24 acre plot, the rear garden is of a good size with lawn and patio areas and benefiting from a high level of privacy overlooking a green. There is additionally a lawned area and hardstanding to the side. To the front is a lawn and block paved driveway which provides generous off street parking for multiple cars and a double garage with electric doors.

Offers Over £550,000



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ENTRANCE HALLWAY

CLOAKS/WC

8'9" x 3'7" (2.67m x 1.1m)

STUDY

12'0" x 8'2" (3.66m x 2.51m)

LOUNGE

24'3" x 13'5" (7.4m x 4.1m)

CONSERVATORY

14'7" x 12'0" (4.45m x 3.68m)

DINING ROOM

12'0" x 10'7" (3.66m x 3.23m)

KITCHEN/BREAKFAST ROOM

12'2" x 12'0" (3.73m x 3.66m)

UTILITY ROOM

19'0" reducing to 15'1" x 8'10" (5.8 reducing to 4.6 x 2.7m)

GALLERY LANDING

BEDROOM ONE

14'0" x 12'1" (4.27m x 3.7m)

EN SUITE

8'7" x 4'9" (2.64m x 1.45m)

BEDROOM TWO

13'10" reducing to 12'1" x 11'10" (4.24m reducing to 3.7 x 3.63m)

BEDROOM THREE

13'6" x 10'0" plus robes (4.14m x 3.07m plus robes)

BEDROOM FOUR

12'4" x 8'10" (3.78m x 2.7m)

BATHROOM/WC

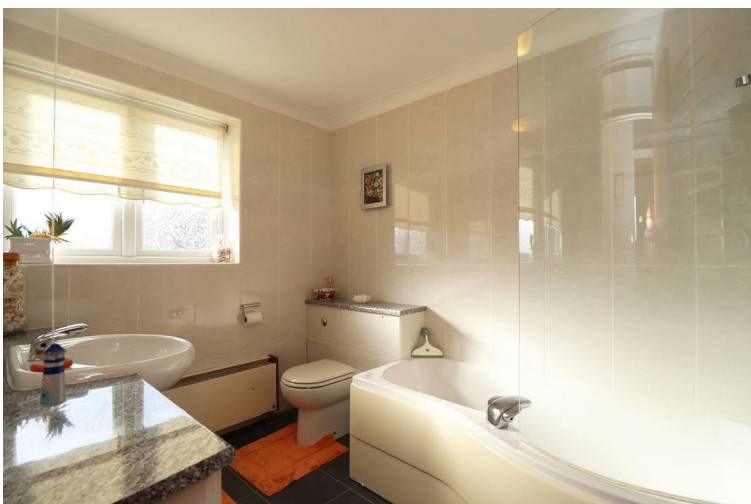
8'7" x 6'9" (2.64m x 2.08m)



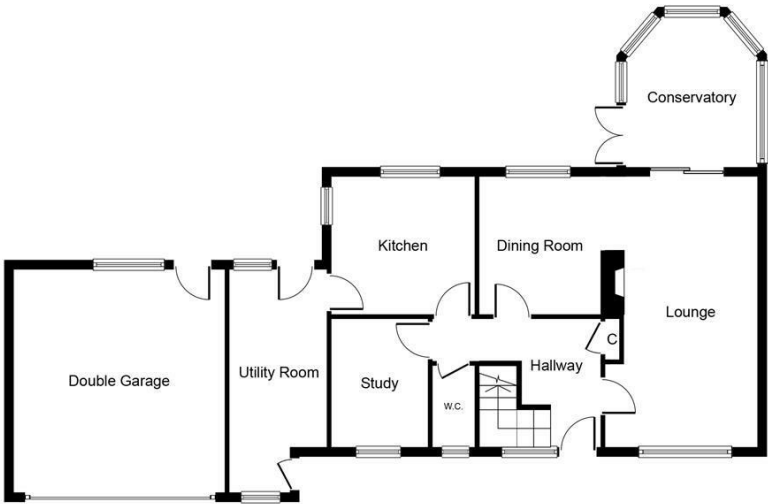
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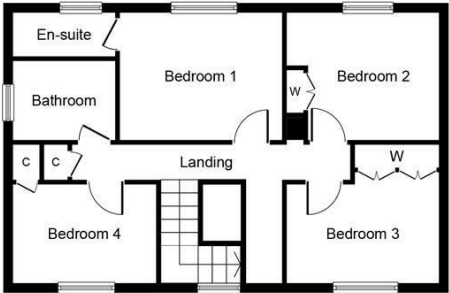
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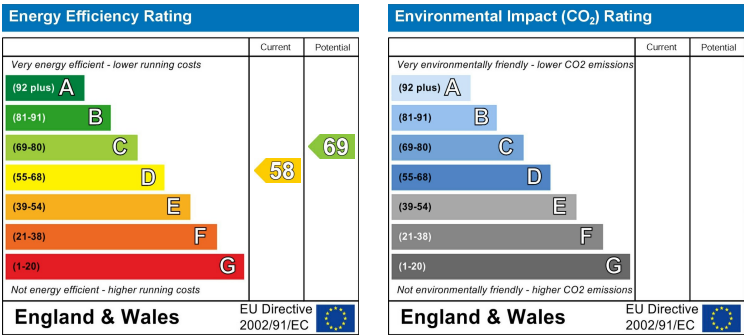
Ground Floor



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.

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.