



Morley Carr Drive, Yarm, TS15 9FE

Located on a corner plot this **IMMACULATE & TASTEFULLY PRESENTED** double fronted detached family home was built by Taylor Wimpey to their 'Hayden' design. Morley Carr Farm is a prestigious development which is well positioned for ease of access to the highly regarded Conyers Secondary School and Yarm Train Station. Additionally, Yarm High Street with its excellent range of coffee shops, boutique shops, restaurants and bars is a short drive away or a manageable walk for some.

Decorated in contemporary neutral tones throughout the accommodation provides hallway, cloakroom/wc, study, lounge with bay window to the front and double doors to the rear, utility room with sink unit and integrated washing machine, the kitchen opens through to the dining room and is fitted with integrated double oven, induction hob with extractor fan over, dishwasher and fridge freezer,

French doors from the dining room open into the **SOUTH FACING REAR GARDEN** and double doors open through to the lounge creating a wonderful open flow of family living and social entertaining.

To the first floor are **4 GOOD SIZE BEDROOMS**, the master bedroom benefits built in wardrobes and an en suite bathroom with both bath and double shower enclosure, the 2nd bedroom also benefits an en suite shower room, the 3rd and 4th bedrooms are served by the family bathroom.

The property occupies an enviable position as it overlooks the greenbelt to the front, has a double garage, driveway parking for a number of vehicles and a **GOOD SIZE SOUTH FACING LAWNED REAR GARDEN** and patio area. Overall this is a superb property and is likely to be in high demand, we encourage early viewing so as not to miss an opportunity to purchase an amazing home !

Asking Price £475,000



ENTRANCE HALL

LOUNGE

12'5" x 24'7" (3.78 x 7.49)

W/C

6'11" x 3'2" (2.11 x 0.97)

STUDY

8'0" x 9'1" (2.44 x 2.77)

UTILITY ROOM

5'11" x 5'8" (1.80 x 1.73)

KITCHEN/ DINER

11'4" x 21'7" (3.45 x 6.58)

BEDROOM ONE

ENSUITE

BEDROOM TWO

11'7" x 10'6" (3.53 x 3.20)

ENSUITE

5'6" x 5'0" (1.68 x 1.52)

BEDROOM THREE

BEDROOM FOUR

7'1" x 12'7" (2.16 x 3.84)

FAMILY BATHROOM

6'2" x 6'11" (1.88 x 2.11)





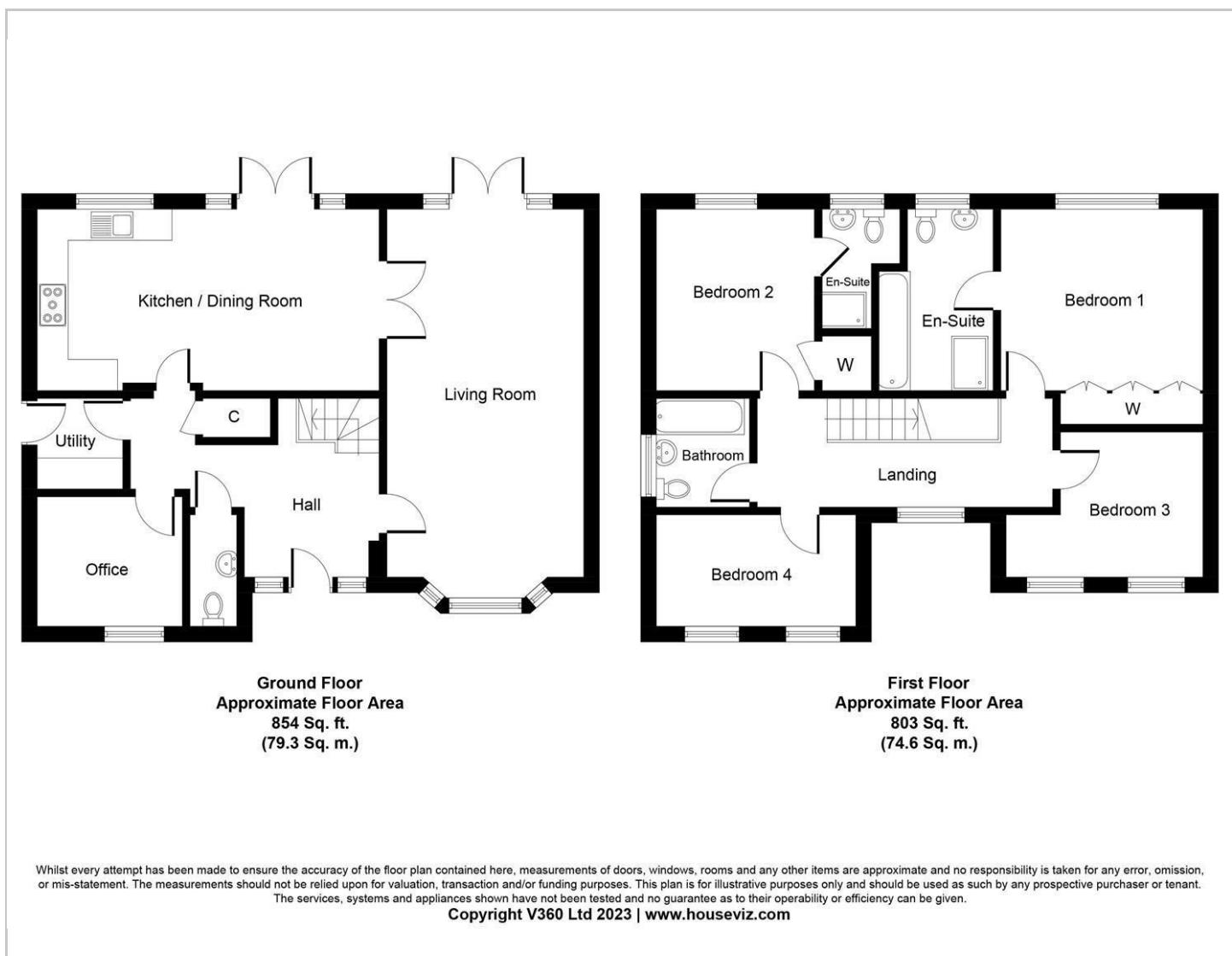
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	93
(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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