



## Griffiths Close, Yarm, TS15 9TZ

This substantial and extended four double bedroom detached home enjoys a pleasant cul-de-sac position within one of Yarm's most sought after residential areas, featuring a generous south facing rear garden ideal for family living.

The well presented accommodation begins with a hallway leading through to a spacious lounge, enhanced by a bay window. The impressive kitchen/breakfast room is fitted with an extensive range of units, complemented by granite worktops, a central island and breakfast bar. Integrated appliances include a gas hob, double oven and dishwasher. From the kitchen, a door opens into a large family room, with double doors providing direct access to the rear garden. The kitchen is further served by a utility room with sink and space for laundry appliances, which in turn leads to a convenient ground floor WC and access to a separate study.

To the first floor, there are four well proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and an en suite bathroom, while the remaining bedrooms are served by a family bathroom fitted with a shower over the bath.

The property is fully double glazed and warmed by gas central heating via a combination boiler.

Externally, the front of the property offers a large block paved driveway providing off road parking for up to four vehicles. To the rear, the south facing garden is mainly laid to lawn and features a spacious patio area along with a timber shed. Gated access to the side and rear leads directly onto the small greenbelt and footpath, offering a pleasant aspect.

Ideally located close to highly regarded schools, local shops, Yarm Medical Centre and Yarm train station, the property also benefits from excellent access to the vibrant Yarm High Street, well known for its range of bars, restaurants and cafés, as well as attractive riverside walks.

£350,000



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## HALLWAY

## LOUNGE

17'9" x 12'7" (5.41m x 3.84m)

## KITCHEN/BREAKFAST AREA

16' x 10'9" (4.88m x 3.28m)

## UTILITY

7'10" x 6'2" (2.39m x 1.88m)

## DOWNSTAIRS WC

4'6" x 4'6" (1.37m x 1.37m)

## STUDY

17'1" x 7'5" (5.21m x 2.26m)

## FAMILY ROOM

23'1" x 11' (7.04m x 3.35m)

## LANDING

## BEDROOM ONE

13' x 9'3" (3.96m x 2.82m)

## ENSUITE

7'3" x 7' (2.21m x 2.13m)

## BEDROOM TWO

14'5" x 7'10" (4.39m x 2.39m)

## BEDROOM THREE

15'7" x 8'4" (4.75m x 2.54m)

## BEDROOM FOUR

9'2" x 8'7" (2.79m x 2.62m)

## BATHROOM

## AML PROCEDURE

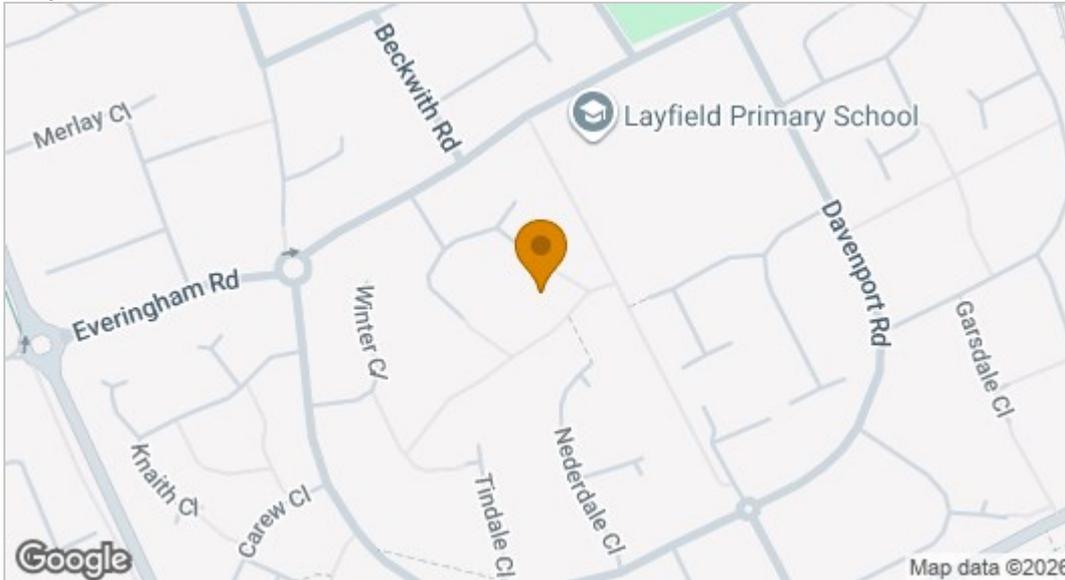
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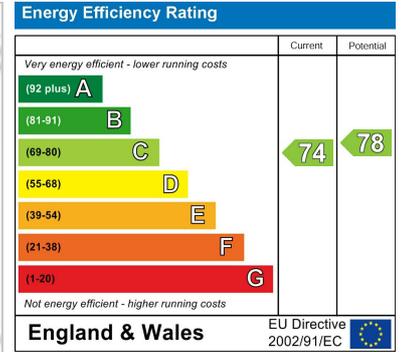




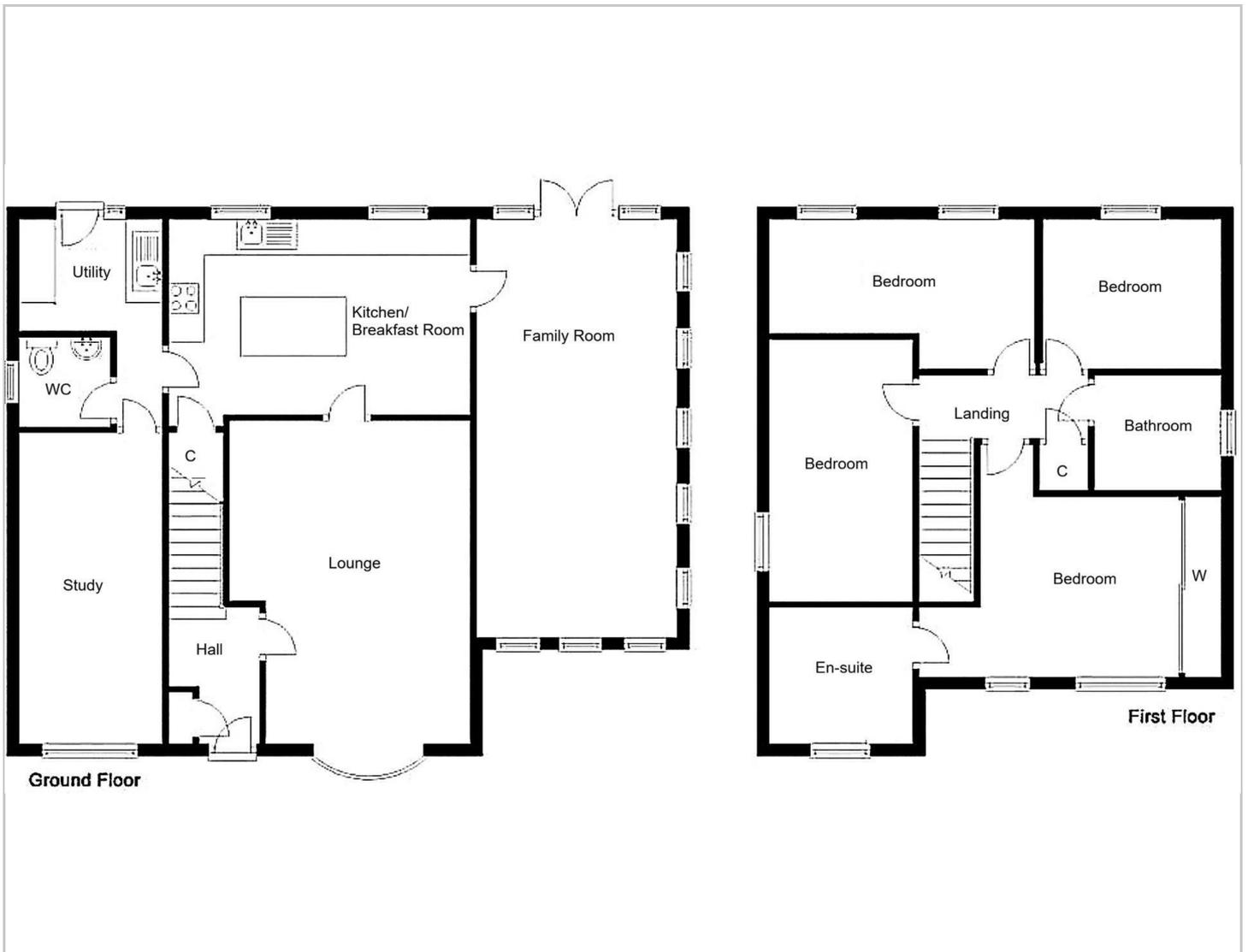
## Map



## EPC graph



## 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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