



GowlandWhite

Morley Carr Drive, Yarm, TS15 9FE

Built by Taylor Wimpey to their popular 'Allendale' design, this immaculate three bedroom detached home is offered for sale with the advantage of no onward chain. Finished to a high standard and beautifully maintained throughout, the property benefits from gas central heating controllable remotely through Nest, double glazing and wooden blinds fitted to all windows.

The accommodation is well planned and on entering the property, the hallway provides access to a converted garage which now serves as a study with fitted cupboards, offering excellent storage and a comfortable work from home space. There is also a downstairs WC and a cosy lounge with access via French doors to the rear garden.

The kitchen is fitted with a range of oak cupboards and integrated appliances including an oven, hob, dishwasher and fridge/freezer, and has a door opening directly into the rear garden.

To the front of the property there is an additional reception room/dining room.

To the first floor, there are three bedrooms, the main bedroom benefiting from fitted wardrobes and an en suite shower room, bedroom two also features fitted wardrobes. The family bathroom is fully tiled and fitted with a bath and shower over. We are advised that the loft is fully boarded and fitted with a ladder access providing substantial storage space.

Externally, the property enjoys lawned gardens to both the front and rear. The rear garden, which is not overlooked, includes a patio area, ideal for outdoor dining, along with a full-length lean-to providing excellent additional storage space and benefiting from power and lighting. Solar panels are integrated into the rear roof. An external double power socket and water tap are fitted.

Morley Carr Drive is conveniently positioned for easy access to the highly regarded Conyers Secondary School and Yarm School, Yarm train station and Yarm High Street, which offers an excellent range of shops, restaurants and bars.

£285,000

 3  2  3  B

HALL

LOUNGE

14'1" x 10'4" (4.29m x 3.15m)

KITCHEN

9'9" x 9'8" (2.97m x 2.95m)

DINING ROOM

10'9" x 8'7" (3.28m x 2.62m)

STUDY

9'6" x 7'3" (2.90m x 2.21m)

DOWNSTAIRS WC

8'7" x 3'7" (2.62m x 1.09m)

LANDING

BEDROOM ONE

12'1" x 10'4" (3.68m x 3.15m)

EN SUITE

6'8" x 4'11" (2.03m x 1.50m)

BEDROOM TWO

10'4" x 8'11" (3.15m x 2.72m)

BEDROOM THREE

9'11" x 7'11" (3.02m x 2.41m)

BATHROOM

8'11" max x 6'8" (2.72m max x 2.03m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



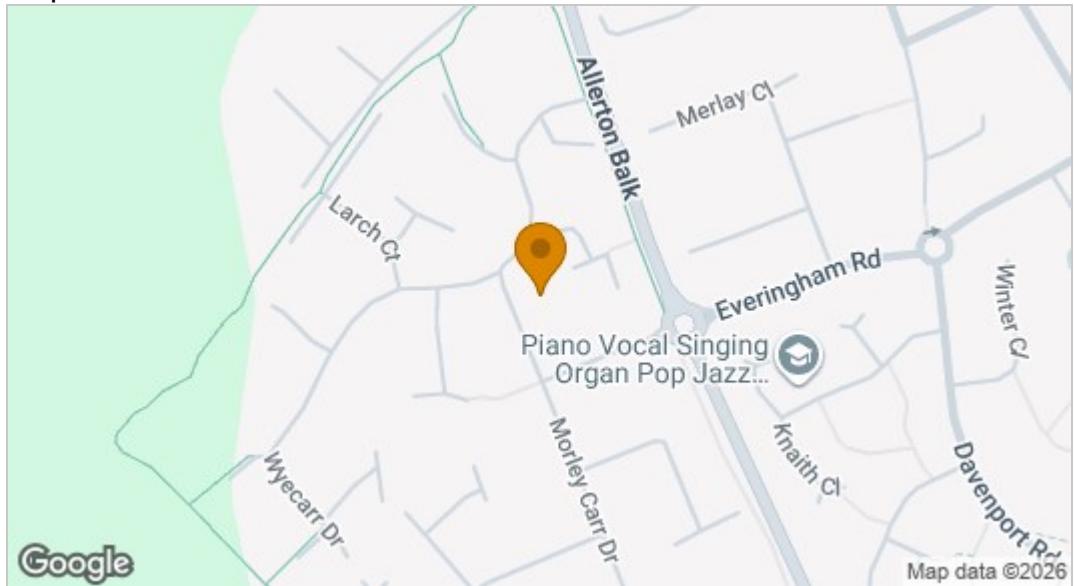




Gowland
White

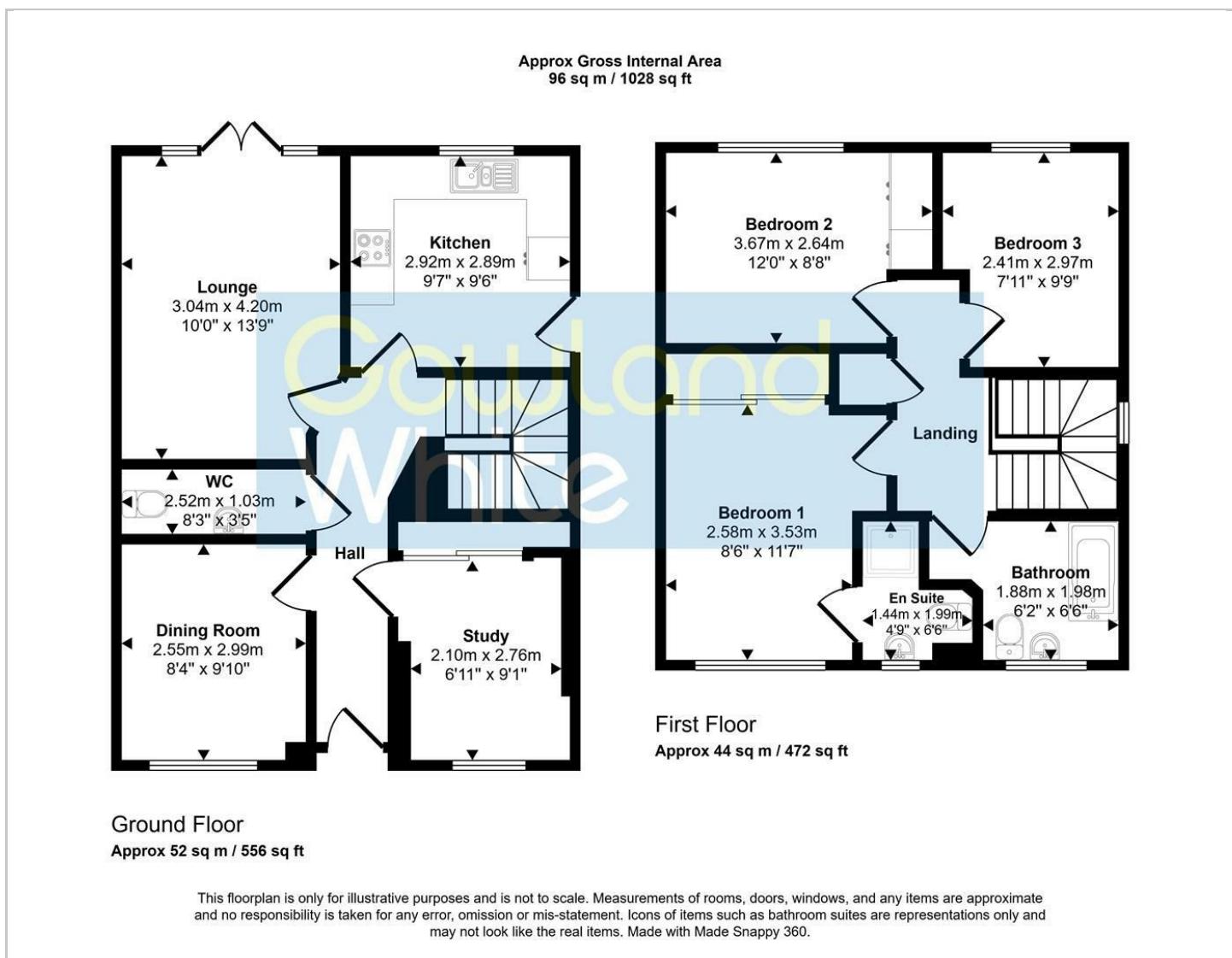
<https://www.gowlandwhite.co.uk/>

Map



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Floor Plan



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.