



## 5 Orient Close , Yarm, TS15 9ZG

AVAILABLE NOW - PETS CONSIDERED, NO SMOKERS

This FOUR BEDROOM detached house is a Barratt Homes and is located on the Leven Woods Development, close to excellent schooling, a short walk to Yarm Railway Station, and within easy access of Yarm High Street offering a variety of cafes, restaurants, boutique shops and amenities. Tucked away in a cul de sac setting, this property is well presented and decorated in neutral tones throughout.

Internal accommodation is gas centrally heated and uPVC double glazed and provides hallway, cloaks/wc with attractive tiling, lounge with bay window, , modern kitchen/diner with integrated gas hob, electric oven, dishwasher, fridge and freezer. The utility room has a worksurface with a range of units and spacing for appliances.

To the first floor are 4 double bedrooms, and the master bedroom comes with a free standing wardrobe to be included and an ensuite shower room with double shower enclosure, the family bathroom is light and modern. Externally there is parking for up to 2 cars, as well as an integral garage for additional storage or parking. The rear garden is a good size and is laid with a lawn,.

£1,300

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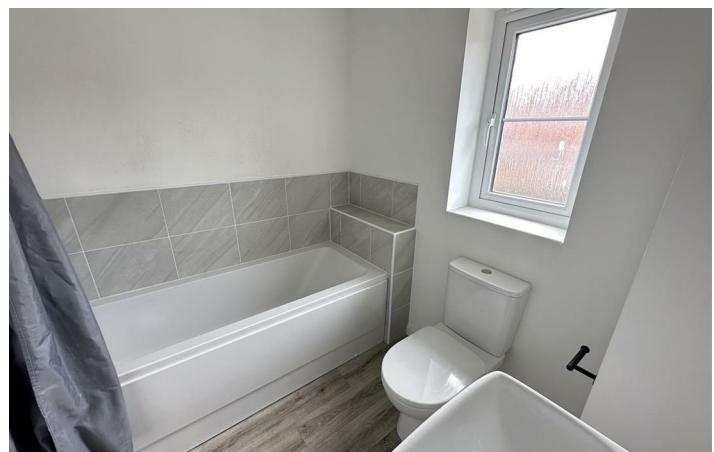


- DETACHED HOUSE
- DOUBLE FRENCH DOORS OUT TO GARDEN
- POPULAR YARM LOCATION
- 4 BEDROOMS
- FRONT AND REAR GARDENS
- GARAGE & BLOCK PAVED DRIVEWAY
- MASTER BEDROOM WITH ENSUITE
- CUL DE SAC

HALL	BEDROOM TWO 9" x 13" (2.74m x 3.96m)
LOUNGE 10'5" x 19'4" (3.18m x 5.89m)	BEDROOM THREE 9" x 11'5" (2.74m x 3.48m)
KITCHEN/DINING ROOM 17'1" x 14'11" (5.21m x 4.55m)	BEDROOM FOUR 9'5" x 9'7" (2.87m x 2.92m)
UTILITY 5'6" x 5'2" (1.68m x 1.57m)	BATHROOM 6'2" x 6'9" (1.88m x 2.06m)
LANDING	
BEDROOM ONE 10'2" x 13'4" (3.10m x 4.06m)	
ENSUITE 6'8" x 5'5" (2.03m x 1.65m)	



Directions



## Floor Plan

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B	83	
(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	