



Davenport Road, Yarm, TS15 9TN

IMPRESSIVE DETACHED FAMILY HOME featuring many upgrades and improvements including a refitted kitchen, new combi boiler, and an impressive refitted family bathroom. Well positioned on Davenport Road, within the Layfield Estate development.

The property is not directly overlooked to the front and is approached via a concrete print driveway providing off road parking and leading to the property entrance. The entrance hall provides access to the ground floor accommodation which includes lounge with media wall with inset for TV and cosy electric fire, a window to the front and French doors leading out to the rear garden. The open plan kitchen/family room offers ample space for family living. The kitchen which was extended into part of the garage space, with Building Regulations in place, was newly installed in 2022 and provides a good range of modern units with Quartz work surfaces, and incorporates integrated electric oven, induction hob and microwave oven, fridge/freezer, dishwasher, washing machine and wine cooler. The dining/family area is lovely and bright with window to the front and French doors to the rear. Completing the ground floor is a convenient WC and storage cupboard. The first floor landing provides access to three bedrooms and a superb refitted bathroom including a shower fitting over the bath with body and overhead outlets. This attractive home, which is very well presented throughout features many replacement contemporary radiators, new combi boiler with app controlled heating and new internal doors.

Stepping outside, to the front is a lawned garden and concrete print double width driveway with storage to the remaining front area of the garage. The rear garden has lawn and generous porcelain tiled patio. Yarm High Street with its excellent range of cosmopolitan bars, cafes, shops and restaurants is within walking distance.

Offers In The Region Of £265,000



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HALL

LOUNGE
10'2" x 16'9" (3.10 x 5.11)

KITCHEN
13'8" x 7'4" (4.17 x 2.24 (4.16 x 2.23))

FAMILY/DINING AREA
19'2" x 8'3" (5.84 x 2.51)

CLOAKROOM/WC
2'11" x 4'5" (0.89 x 1.35)

FIRST FLOOR LANDING

BEDROOM ONE
10'0" x 10'4" (3.05 x 3.15)

BEDROOM TWO
8'9" x 9'7" (2.67 x 2.92)

BEDROOM THREE
7'2" x 6'6" (2.18 x 1.98)

BATHROOM
6'8" x 5'4" (2.03 x 1.63)

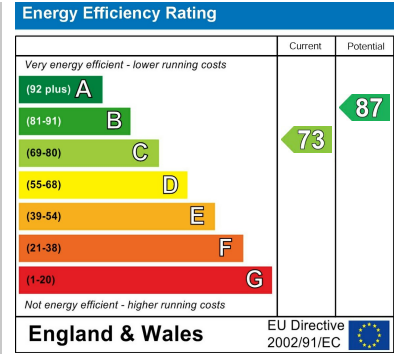




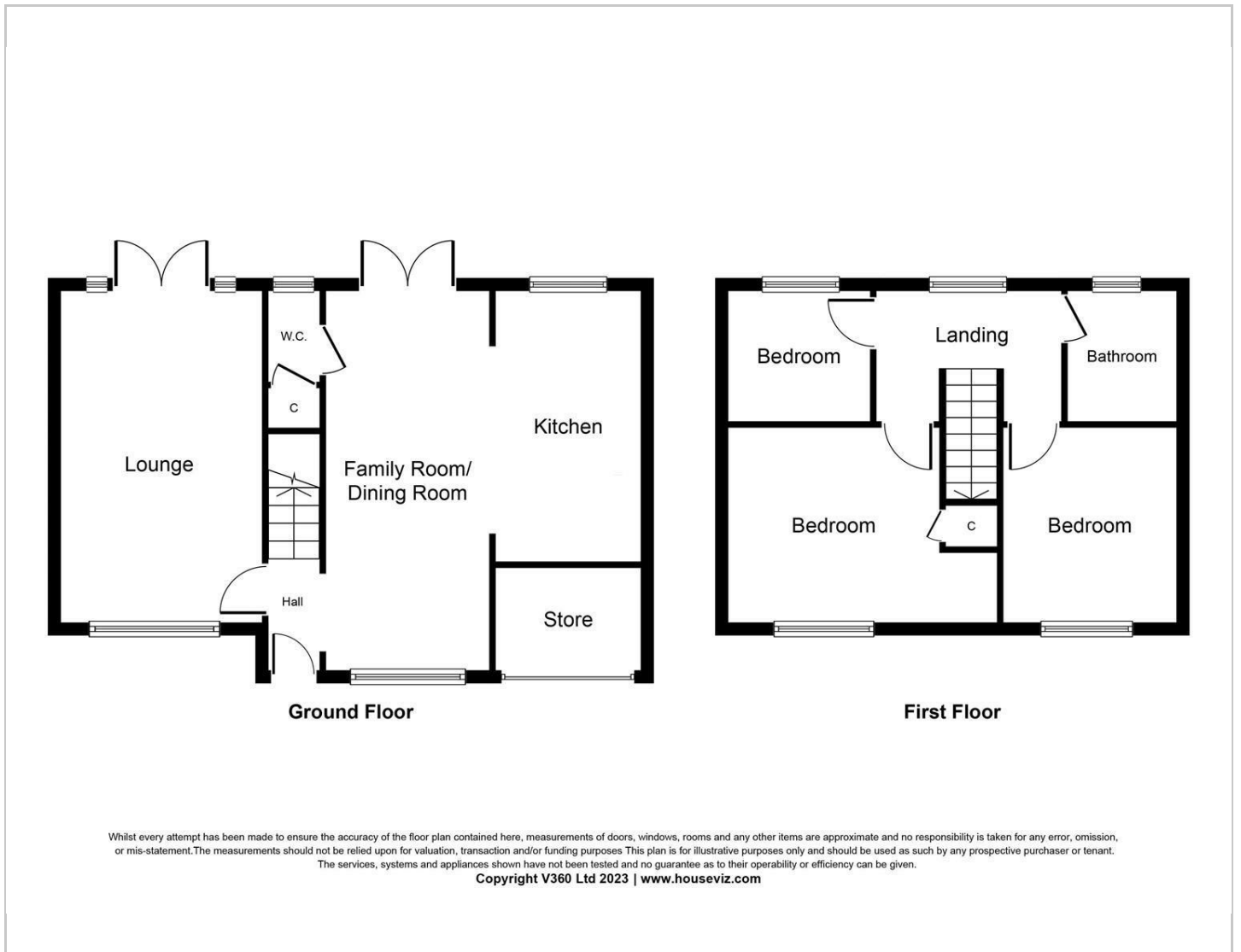
Map



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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