



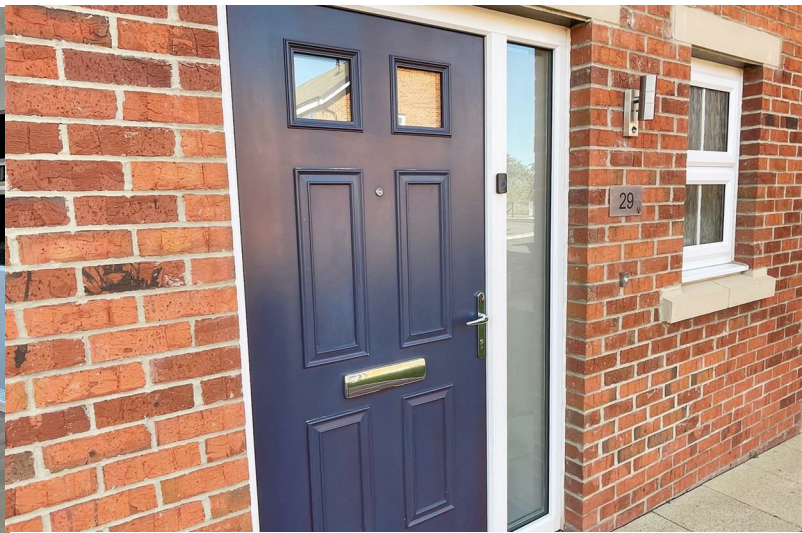
Juniper Grove, Yarm, Yarm, TS15 9FB

An excellent opportunity to purchase this fantastic DETACHED PROPERTY located on the Tall Trees Development, built by Avant Homes to a high specification, and situated in a cul de sac position benefiting from a sunny South Westerly facing rear garden. An ideal family home which is well positioned within easy access to the highly regarded Conyers Secondary School, and only a short distance to Yarm High Street. For commuting Yarm Railway Station is close by along with the A19 having access to good road links.

Accommodation offers contemporary fixtures and fittings throughout, with Amtico flooring to most of the ground floor, and is warmed via 'Hive' gas central heating controls. The ground floor provides entrance hall, lounge to the front opening through to a beautiful open plan kitchen/dining room to the rear with bi-folding doors leading out to the rear garden, allowing for lots of natural light to flow through. The kitchen is superbly fitted with an excellent range of modern units incorporating integrated fridge/freezer, dishwasher, combi microwave oven plus single oven with warming drawer below. Completing the ground floor is a large cloakroom/wc, and a spacious utility room, modified from the original garage, fitted with a range of units, sink unit, plumbing for automatic washer and radiator. Located on the first floor is a stylish family bathroom and three good sized bedrooms, the master having built in wardrobes plus a contemporary en suite with large shower enclosure and electronic controlled shower.

To the front of the property is a lawned garden and off road parking available on the double width driveway which leads to a useful store which is the former front area of the garage. Gated access to the side leads to the enclosed rear garden with lawn and paved patio area, providing a fantastic outdoor space for a family to enjoy.

Offers In The Region Of £285,000



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ENTRANCE HALL

CLOAKROOM/WC

5'7" x 5'6" (1.70 x 1.68)

LOUNGE

15'7" x 9'8" (4.75 x 2.95)

KITCHEN/DINING

18'11" x 10'2" (5.77 x 3.10)

UTILITY ROOM

11'9" x 10'4" (3.58 x 3.15)

LANDING

MASTER BEDROOM

10'8" x 9'9" (3.25 x 2.97)

Plus recess with built in wardrobes.

EN-SUITE

7'10" x 3'9" (2.39 x 1.14)

BEDROOM TWO

11'0" x 10'1" (3.35 x 3.07)

BEDROOM THREE

10'4" x 6'6" (3.15 x 1.98)

FAMILY BATHROOM

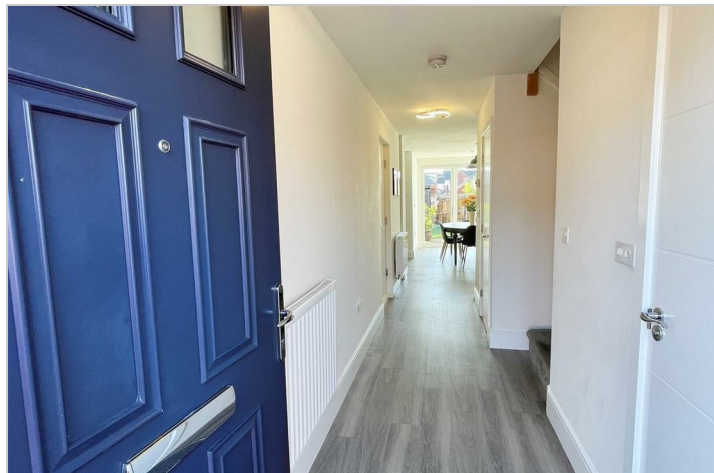
7'4" x 5'7" (2.24 x 1.70)

STORE

10'6" x 7'7" (3.20 x 2.31)

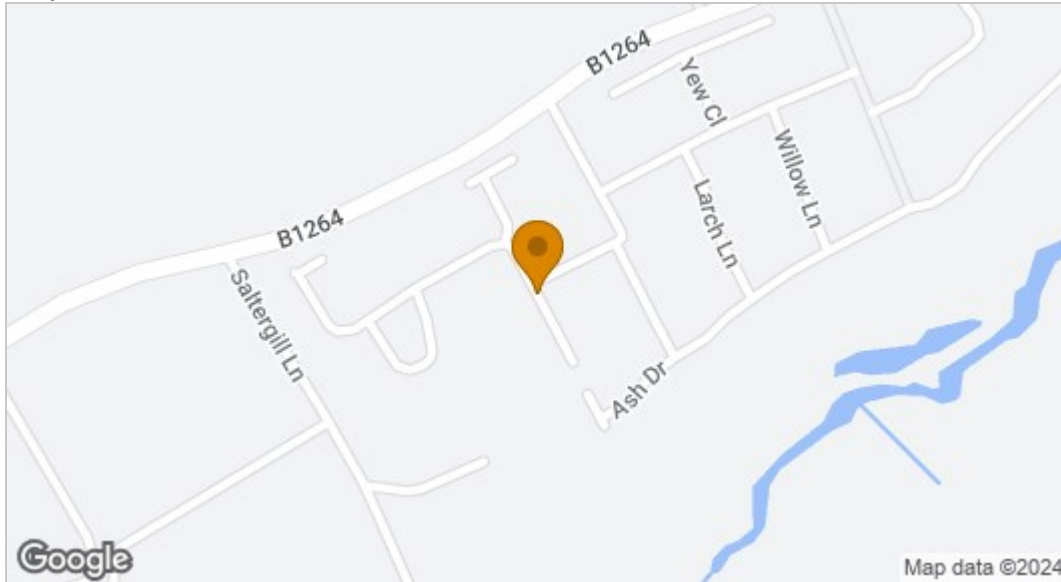
Former garage front area.

COUNCIL TAX BAND - D

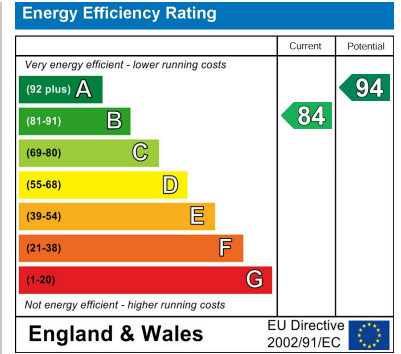




Map



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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