

Plot 80 St Martin's Green Thirsk Road Kirklevington, Yarm, TS15 9WE

Built by Story Homes, 'The Charlton' has been designed with flexible living in mind, perfect for families who need living spaces that work for them. The large L-shaped open plan kitchen/dining/family area features a stylish kitchen island unit, a dining area with space for an eight-seater table and large bi-folding doors that further extend this living space, great for entertaining family and friends. The open hallway has two windows which maximise light, and as well as a separate lounge, there is a room to the front that could be a study, play area or a snug; the options are endless. Not forgetting the large integral garage that can be accessed through the utility room and could double up as a home gym. Upstairs all of the bedrooms are double, including the main bedroom that features a separate dressing area and a large en-suite with a spacious shower area. This home benefits from a second en-suite as well as a main bathroom, which features a double ended bath and a separate shower enclosure, ideal for busy families. Externally the detailing of the Charlton is eye-catching, this home has a grand entrance and coloured cast stone window cills, creating enviable kerb appeal. Complete with a block paved driveway, a patio area to the turfed back garden and fencing, this home is ready to make memories in. Contact us now on 01642 248248 for further information.

Asking Price £459,995

Plot 80 St Martin's Green Thirsk Road

Kirklevington, Yarm, TS15 9WE



- DETACHED HOUSE
- OPEN PLAN LIVING/KITCHEN/DINING SPACE
- EN SUITE & DRESSING AREA TO MASTER BEDROOM
- FIVE BEDROOMS
- BI-FOLD DOORS OPENING TO THE REAR GARDEN
- LOCATED CLOSE BY TO YARM HIGH STREET
- THREE BATHROOMS
- INTEGRATED AEG KITCHEN APPLIANCES

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS/WC

LOUNGE

12'1" x 18'0" (3.68 x 5.49)

KITCHEN

12'1" x 11'10" (3.68 x 3.61)

UTILITY ROOM

DINING / FAMILY AREA

11'10" x 17'10" (3.61 x 5.44 (3.60 x 5.43))

STUDY

8'6" x 8'2" (2.59 x 2.49)

FIRST FLOOR LANDING

MASTER BEDROOM

14'5" x 16'3" (4.39 x 4.95)

DRESSING AREA

EN SUITE

BEDROOM TWO

14'5" x 9'2" (4.39 x 2.79)

EN SUITE.

BEDROOM THREE

8'3" x 15'0" (2.51 x 4.57)

BEDROOM FOUR

8'4" x 12'9" (2.54 x 3.89)

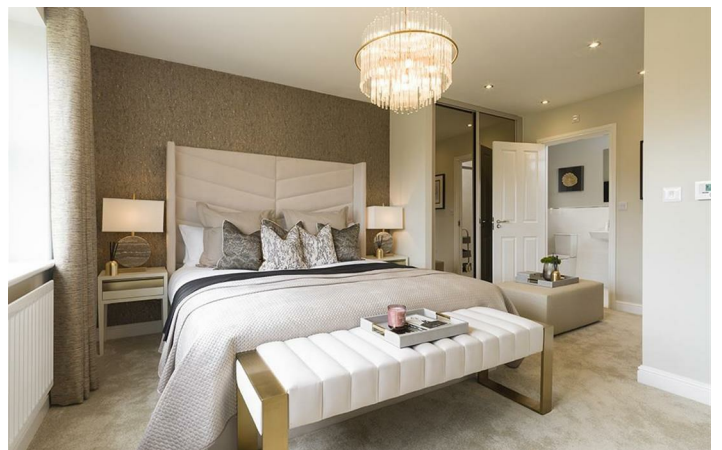
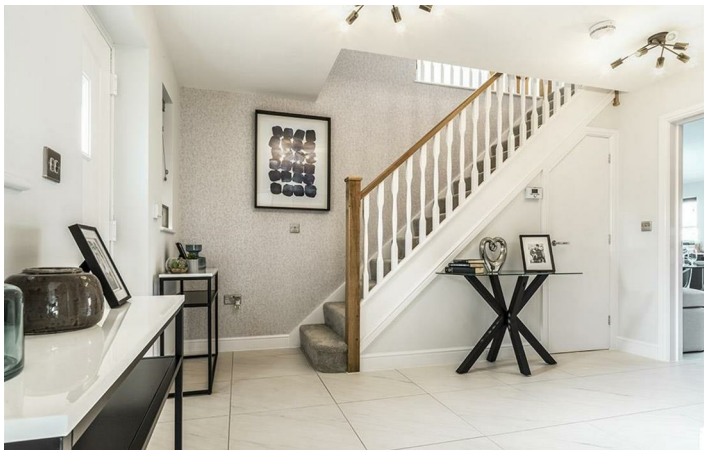
BEDROOM FIVE

9'2" x 11'4" (2.79 x 3.45)

FAMILY BATHROOM



[Directions](#)





Floor Plan



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	