



Mallard Drive, Yarm, TS15 9FD

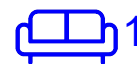
Offered with NO ONWARD CHAIN, located on Barratt Homes' Leven Woods development on the outskirts of Yarm, is a wonderful example of their 'Morpeth 2' three-bedroom, double fronted detached family home with separate garage. This contemporary property is situated on an enviable corner plot.

Comprising of entrance hall with cupboard and WC, spacious living room and beautiful high gloss kitchen/diner offering integrated gas hob, oven, washing machine, dishwasher and fridge/freezer plus rear bay double doors leading to the rear garden. Upstairs provides master bedroom with modern en-suite, two further good-sized bedrooms and family bathroom.

Externally, is a front and side garden planted with a variety of shrubs and block-paved driveway, providing off street parking for three cars, leading to the single garage. The lawned rear garden with large patio area, offers a perfect outdoor space.

Within walking distance of Yarm Train Station, Conyers Secondary School and local amenities, this property is also in easy reach of the A19.

Offers Over £250,000



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HALL

CLOAKS/WC

LOUNGE

16'2" x 10'1" (4.93m x 3.07m)

KITCHEN/DINING ROOM

16'2" x 10'4" (4.93m x 3.15m)

LANDING

BEDROOM ONE

13'10" x 12'9" (4.22m x 3.89m)

ENSUITE

7'2" x 4'2" (2.18m x 1.27m)

BEDROOM TWO

12'4" x 8'7" (3.76m x 2.62m)

BEDROOM THREE

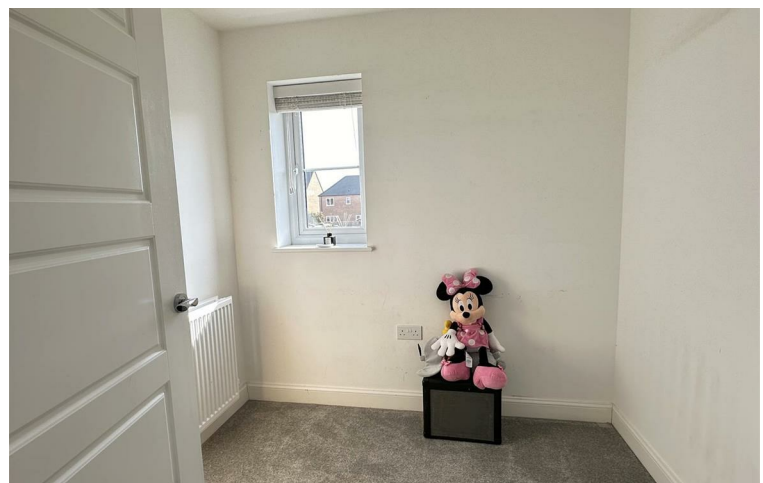
7'3" x 6'9" (2.21m x 2.06m)

BATHROOM

6'3" x 6'3" (1.91m x 1.91m)



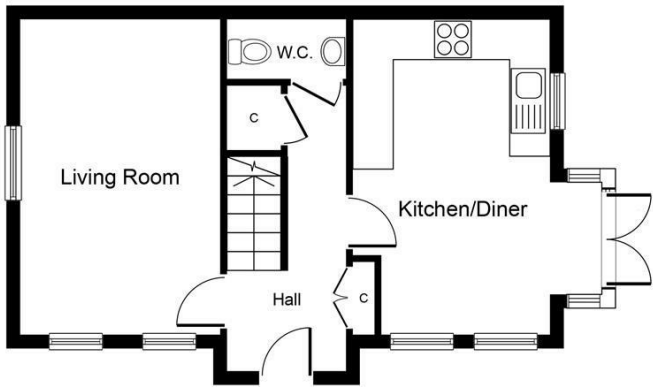
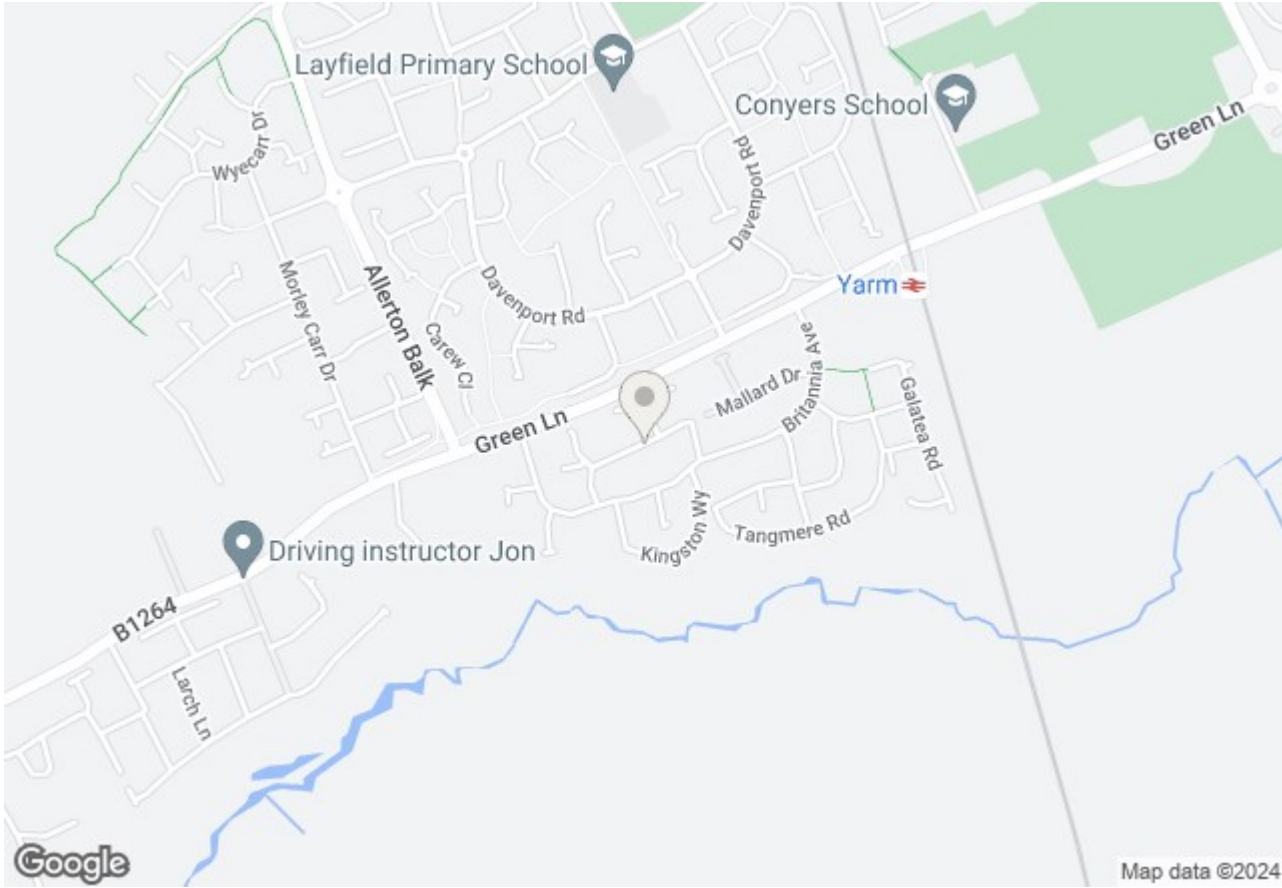
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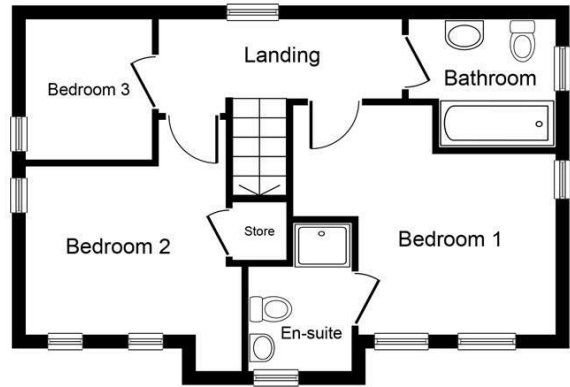
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Ground Floor

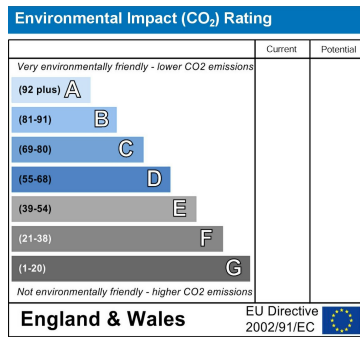
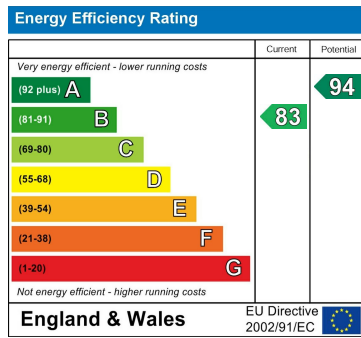


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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