



## Manor Garth, Kirklevington, TS15 9LG

This four bedroom detached family home is set in a pleasant cul-de-sac in the popular village of Kirklevington, boasting ample space and a desirable layout and is offered for sale with NO ONWARD CHAIN.

In brief the property comprises: porch with access to the DOUBLE GARAGE, entrance hall leading to a WC for added convenience, spacious lounge, dining room with French doors, kitchen with integrated hob and oven, and utility room with access to the rear garden. Ascending to the first floor, you'll find four generously sized bedrooms, alongside a versatile storage room primed for conversion into an additional bedroom if desired. The family bathroom and en suite bathroom to the master bedroom ensure functionality for the entire family.

Externally, the property boasts a delightful plot with a private SOUTH FACING rear garden. A driveway with off-road parking for two cars leads to a double garage with power, providing ample parking and storage space.

Located within walking distance is the highly regarded local primary school and village hall and within a short drive to the historic town of Yarm with its multitude of shops, bars, restaurants and amenities.

Offers Over £350,000





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PORCH

HALL

LOUNGE

10'9 x 20'9 (3.28m x 6.32m)

DINING ROOM

10'11 x 11'6 (3.33m x 3.51m)

KITCHEN

11 x 8'10 (3.35m x 2.69m)

UTILITY

6'1 x 5'10 (1.85m x 1.78m)

W/C

5'7 x 5'2 (1.70m x 1.57m)

LANDING

MASTER BEDROOM

14'1 x 11'11 (4.29m x 3.63m)

EN SUITE

9'11 x 5'9 (3.02m x 1.75m)

BEDROOM TWO

12'7 x 11'2 (3.84m x 3.40m)

BEDROOM THREE

7' x 11'2 (2.13m x 3.40m)

BEDROOM FOUR

9'1 x 9'1 (2.77m x 2.77m)

BATHROOM

5'10 x 8'5 (1.78m x 2.57m)

EAVES STORE

15'2 x 6 (4.62m x 1.83m)





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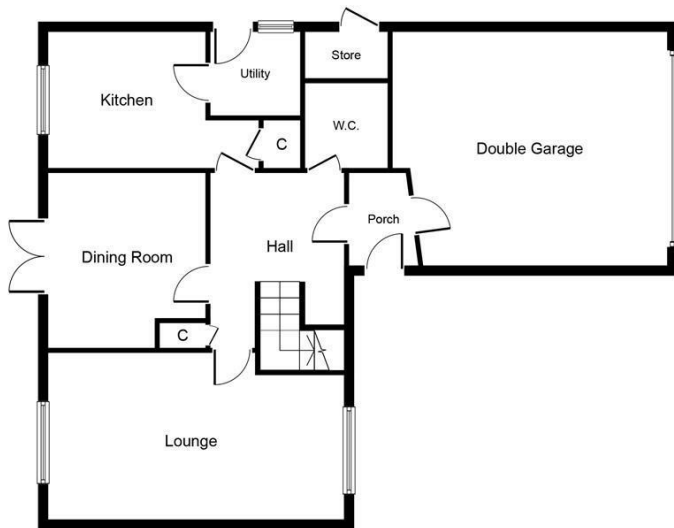
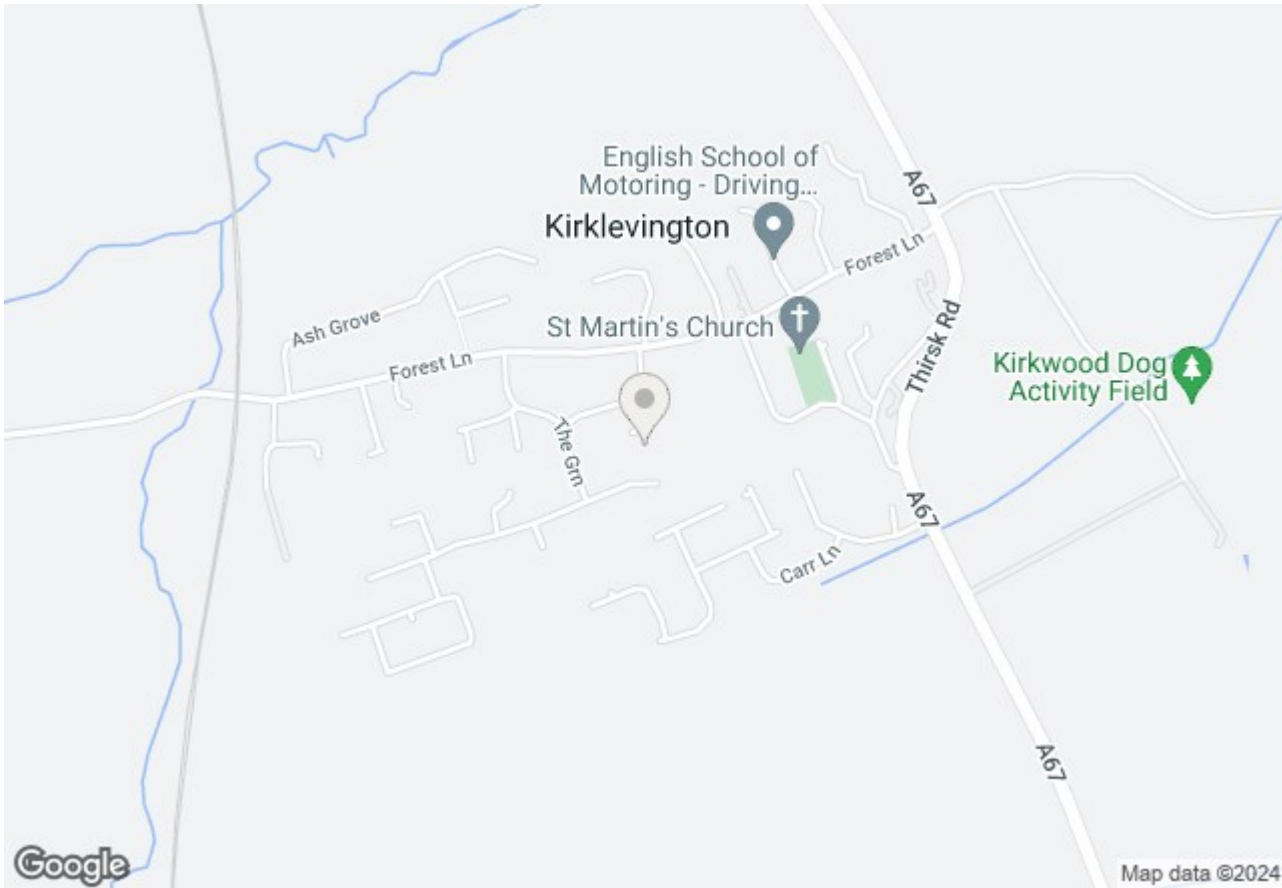




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**Ground Floor**

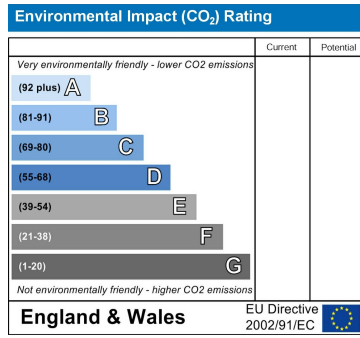
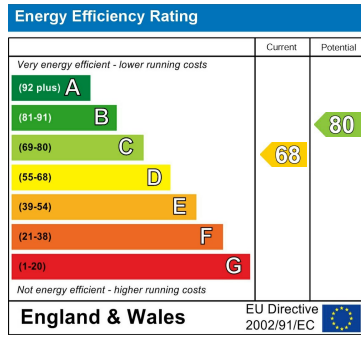


**First Floor**

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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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