GowlandWhite



Pit Wood Drive, Yarm, TS15 9FT

Occupying an attractive corner plot within the popular Morley Carr development in Yarm, this impressive four bedroom detached family home combines spacious, contemporary living with excellent practicality, enjoying the added reassurance of the remaining balance of an NHBC warranty.

Well presented throughout, the property offers a thoughtful layout that perfectly suits modern family life. A welcoming entrance hall leads to a generous lounge, where French doors open directly onto the rear garden, creating a bright and inviting space for everyday relaxation. A versatile second reception room provides flexibility as a study, playroom or snug, whilst a convenient ground floor WC adds further practicality. The standout feature of the home is the superb open-plan kitchen and breakfast room, extending over 22ft in length. Fitted with an attractive range of units, an integrated fridge freezer, double oven, dishwasher, 5 ring gas hob, washing machine and a peninsula island with breakfast bar seating, this sociable space is ideal for both family living and entertaining. French doors open onto the garden.

To the first floor, the main bedroom benefits from fitted wardrobes and a modern en-suite shower room. Three further bedrooms are served by a contemporary family bathroom, providing ample accommodation for growing families.

Externally, the corner plot position allows for pleasant gardens with a patio seating area, ideal for outdoor dining. A double width driveway provides ample off-road parking and leads to the detached double garage, which is further enhanced by an EV charging point.

Offering approximately 1,398 sq ft of accommodation, this stylish and well maintained family home delivers versatility and modern convenience, making it an excellent opportunity for a wide range of buyers.

Offers Over £450,000

4 2 1 B

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HALLWAY

LOUNGE
14'9" x 14'9" (4.52m x 4.52m)

STUDY/PLAYROOM
11'1" x 9'10" (3.40m x 3.00m)

KITCHEN/DINING ROOM
22'4" x 11'1" (6.83m x 3.38m)

DOWNSTAIRS WC
6'5" x 3'4" (1.96m x 1.04m)

LANDING

BEDROOM ONE
12'4" x 11'1" (3.76m x 3.40m)

ENSUITE
7'1" x 5'4" (2.18m x 1.63m)

DRESSING AREA
7'6" x 5'6" (2.29m x 1.68m)

BEDROOM TWO
14'11" x 10'0" (4.55m x 3.07m)

BEDROOM THREE
10'0" x 9'8" (3.05m x 2.95m)

BEDROOM FOUR
11'6" x 8'9" (3.53m x 2.69m)

BATHROOM
7'8" x 6'5" (2.34m x 1.96m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.







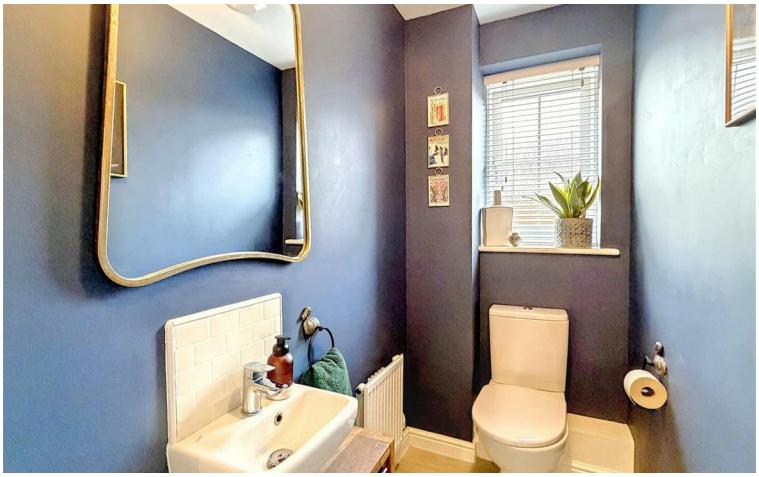


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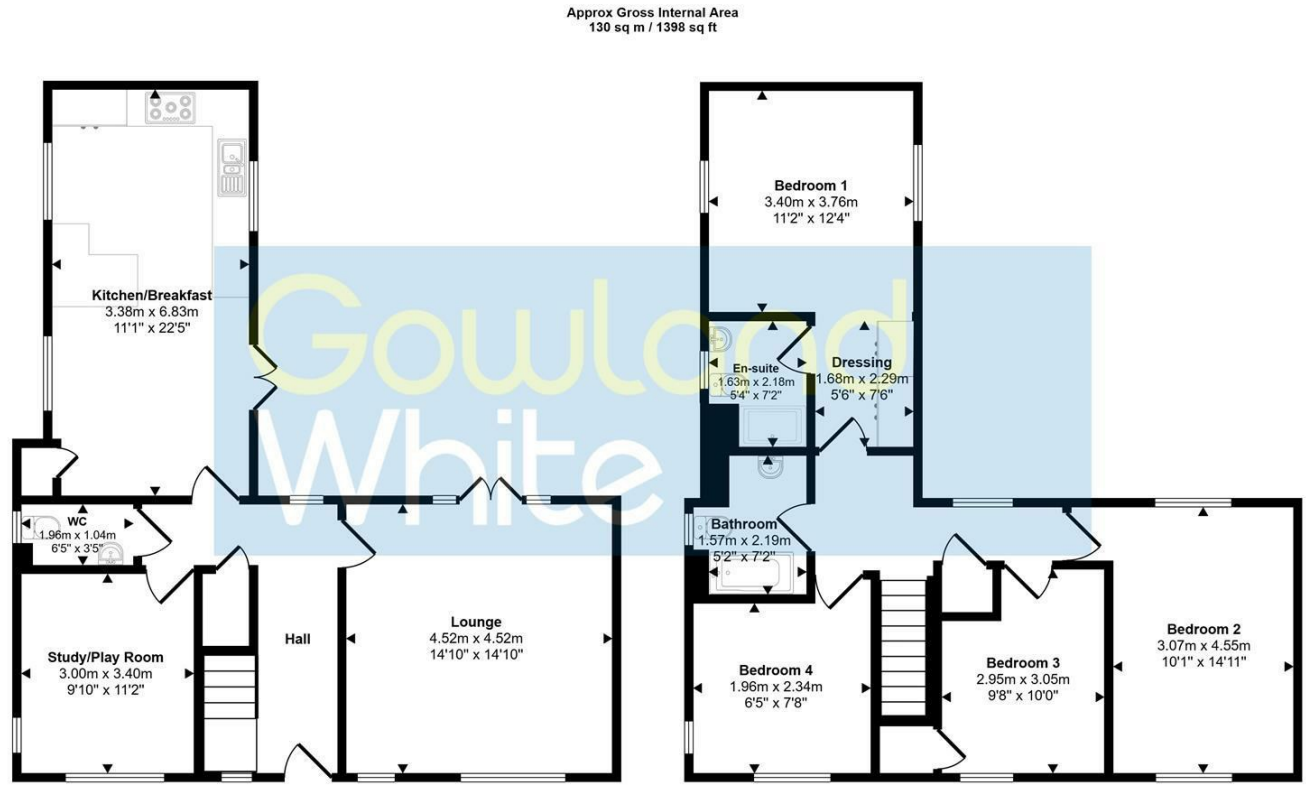


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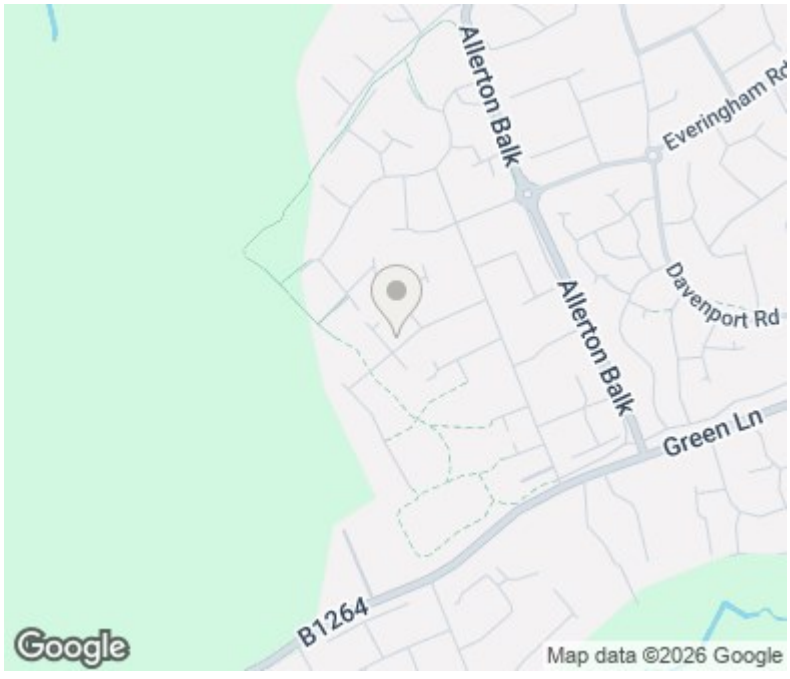


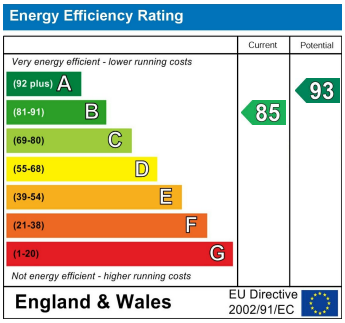


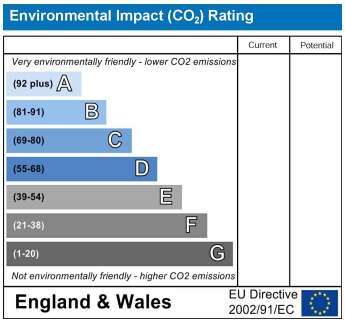
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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

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101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk