



Mallard Drive, Yarm, TS15 9FD

A modern and well-presented detached family home situated in a popular location in Yarm. The property offers spacious and versatile accommodation, including four bedrooms, a dressing room, two en-suites, family bathroom, separate lounge and a generous open plan kitchen/dining/living space. Wooden flooring has been added throughout the downstairs, providing a consistent finish across the ground floor.

The ground floor comprises an entrance hallway with access to the separate lounge and stairs to the first floor. To the rear is the open plan kitchen/dining/living area, providing a versatile space for everyday family life and entertaining. The modern kitchen is fitted with integrated appliances including a dishwasher, fridge/freezer and hob, with French doors opening directly onto the rear garden. A utility room and downstairs WC complete the ground floor.

To the first floor are four bedrooms, with the principal bedroom benefiting from an en-suite and separate dressing room. A further bedroom also benefits from an en-suite, with the remaining bedrooms served by the family bathroom.

Externally, the property benefits from a double block paved driveway providing ample off-road parking, together with a garage.

£390,000



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HALLWAY

LOUNGE

18'0" x 10'9" (5.49m x 3.30m)

KITCHEN/DINING ROOM/LOUNGE

23'5" x 12'9" (7.16m x 3.89m)

UTILITY ROOM

8'3" x 5'4" (2.54m x 1.63m)

DOWNSTAIRS WC

2'11" x 5'4" (0.89m x 1.63m)

LANDING

BEDROOM ONE

13'10" x 10'11" (4.24m x 3.35m)

ENSUITE

6'7" x 4'9" (2.03m x 1.45m)

DRESSING ROOM

7'5" x 6'0" (2.27 x 1.84)

BEDROOM TWO

10'11" x 10'5" (3.35m x 3.18m)

ENSUITE

6'9" x 5'3" (2.06m x 1.60m)

BEDROOM THREE

10'9" x 13'1" (3.30m x 4.01m)

BEDROOM FOUR

11'2" x 10'11" (3.40m x 3.33m)

BEDROOM FIVE

7'6" x 6'6" (2.29m x 1.98m)

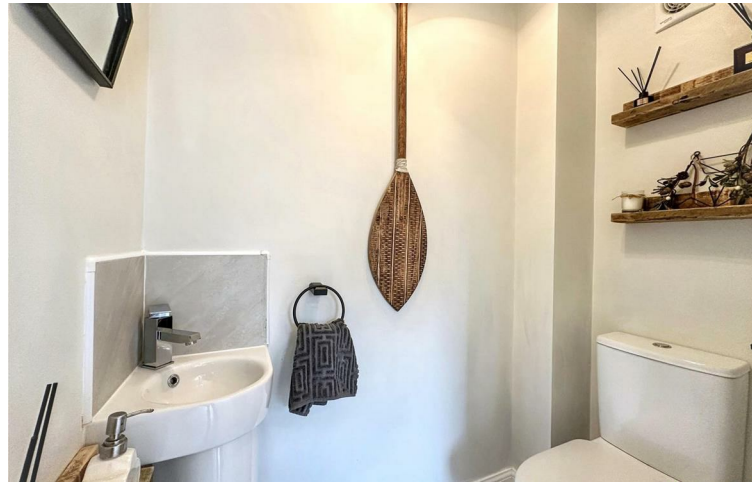
FAMILY BATHROOM

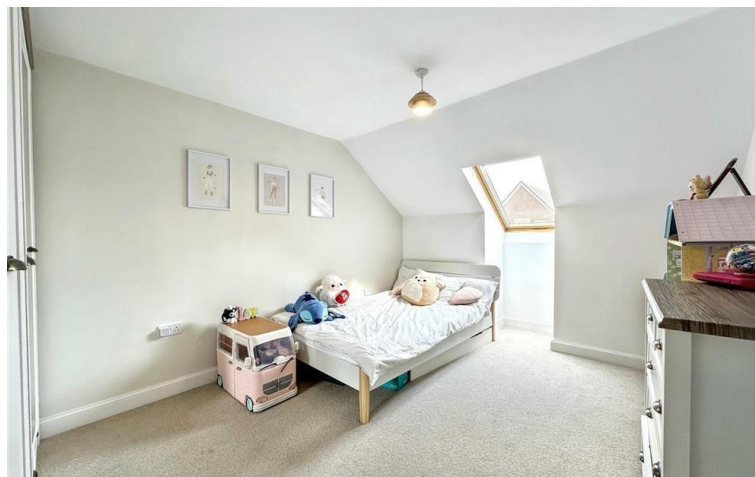
6'10" x 5'6" (2.08m x 1.68m)

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.

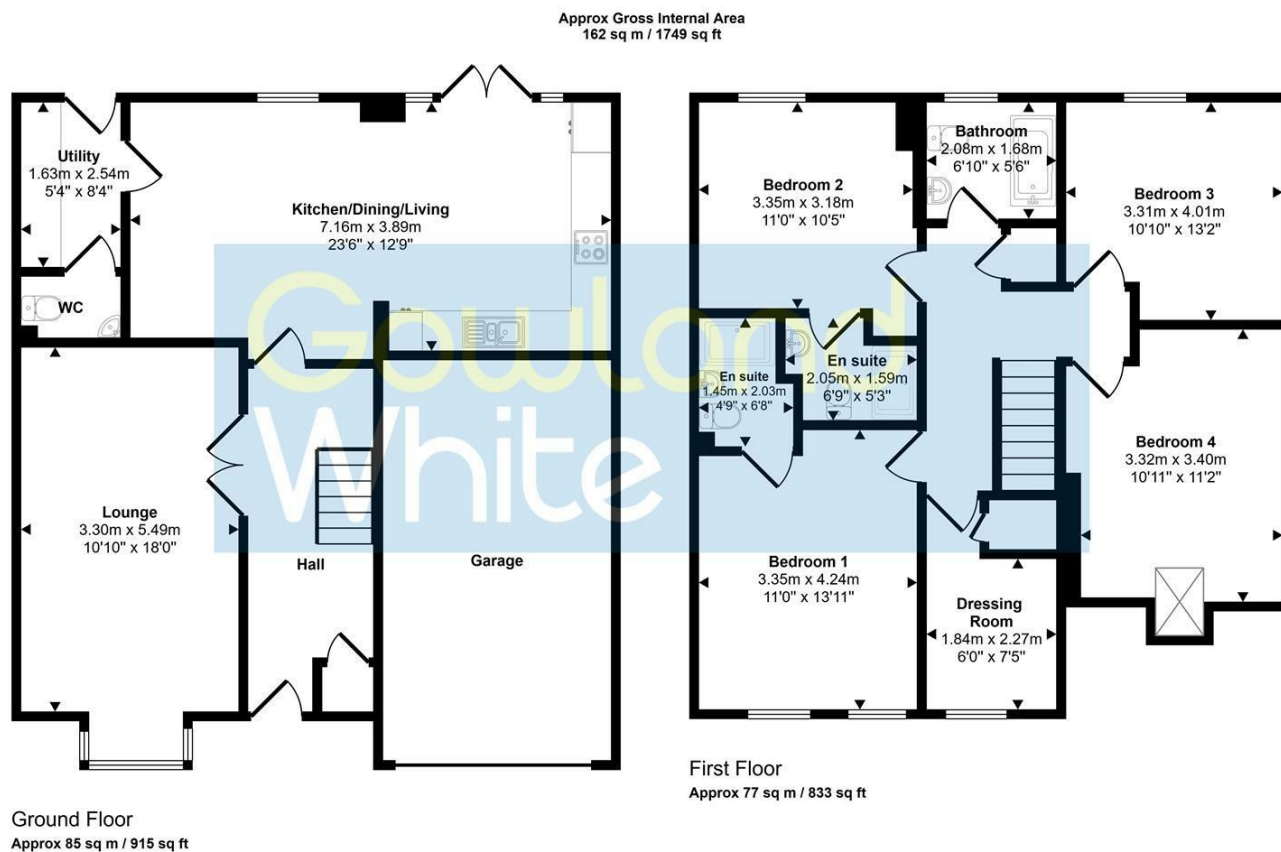








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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		85	93
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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