

40 Ash Drive, Yarm

£720,000

Michael Poole
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- A truly outstanding five double bedroom family/executive home enjoying a prime position overlooking Saltergill Beck to the rear
- Located on the Beck View development in Yarm with a Southerly rear aspect, generous lawned gardens and large double garage
- The reception hall leads to a spacious lounge with a versatile study/snug and cloakroom/WC.
- A full width kitchen/dining/family area extends to over 10 metres wide with vaulted ceiling and bi-folding doors to the rear garden
- The wonderful upgraded kitchen has a range of integrated appliances and leads through to the generous utility room
- The breathtaking first floor landing includes a seating area, enjoying panoramic views over the adjoining woodland
- The beautiful master bedroom suite includes a vaulted ceiling, dressing room, en-suite and double doors open to the feature glazed balcony
- There are four further double bedrooms with one having a dressing room and en-suite, together with the delightful family bathroom
- Warmed by a gas central heating system with underfloor heating to the ground floor and double glazing throughout
- Well placed for access to the wonderful amenities Yarm offers with highly regarded schooling, shopping facilities and transport links

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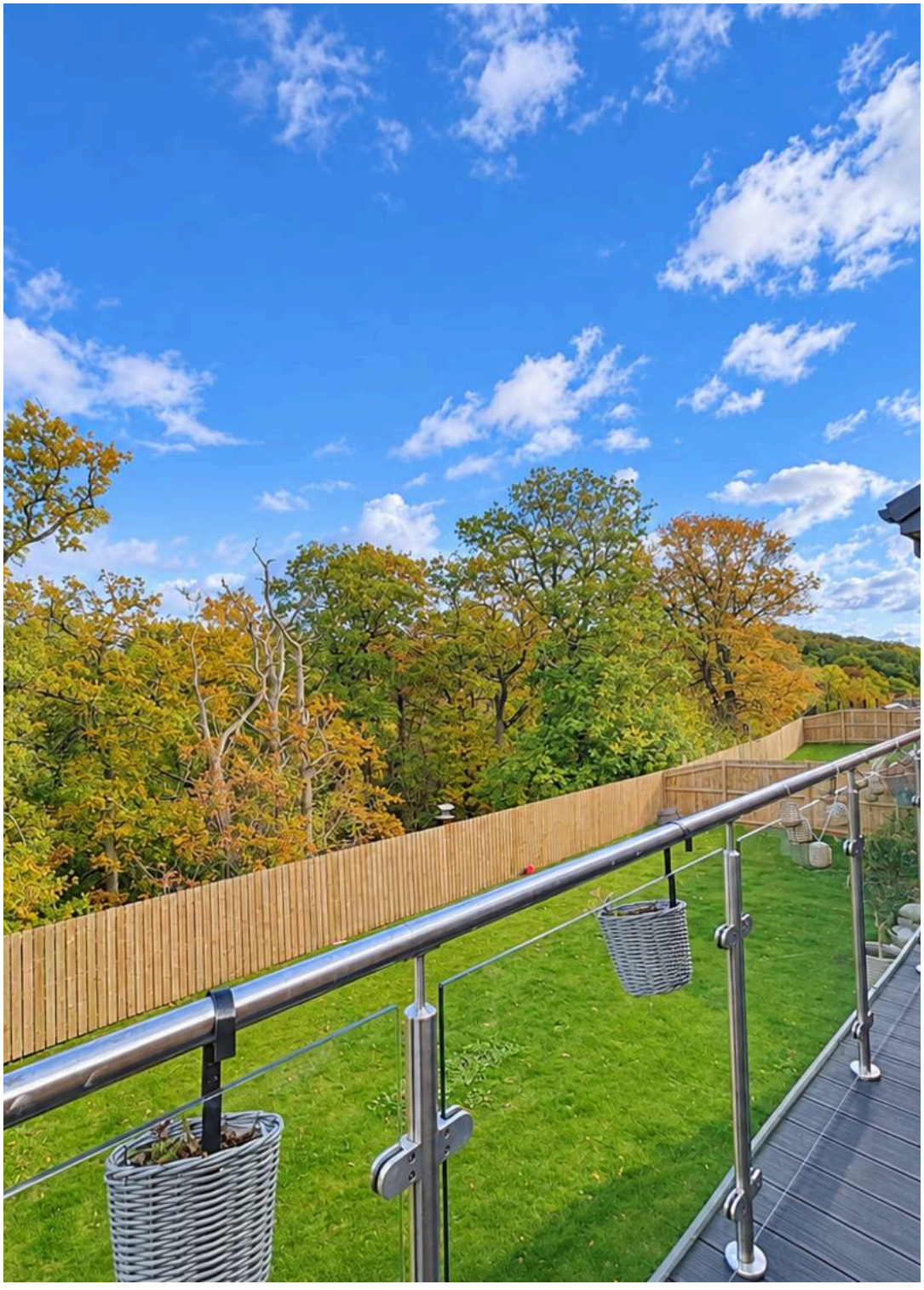
Occupying an enviable position within the highly regarded Beck View development in Yarm, enjoying a truly spectacular outlook across Saltergill Beck and the adjoining woodland, this exceptional five double bedroom executive residence offers an outstanding combination of luxurious family accommodation, impressive architectural features and an enviable lifestyle setting.

Beautifully designed with modern family living and entertaining very much in mind, the property occupies a generous plot with a delightful southerly facing rear garden, providing a wonderful setting in which to relax and enjoy the peaceful surroundings. The accommodation is both extensive and impressive, with a welcoming reception hall leading to a spacious lounge, versatile study/snug and cloakroom/WC.

Without doubt, one of the property's most striking features is the magnificent full width kitchen/dining/family space, extending to over 10 metres in width. Enhanced by an impressive vaulted ceiling, this wonderful open plan environment creates a superb focal point for everyday family life and social occasions. The beautifully upgraded kitchen is fitted with an extensive range of quality units and integrated appliances, whilst bi-folding doors seamlessly connect the interior with the rear garden, allowing natural light to flood the room and making the most of its southerly aspect. A generous utility room provides further practicality.

The first floor is equally impressive, with a breathtaking landing incorporating a delightful seating area, where panoramic views across the adjoining woodland create a particularly special and tranquil atmosphere.

The luxurious master bedroom suite is a real highlight, featuring a vaulted ceiling, dedicated dressing room and beautifully appointed en-suite facilities. Double doors open directly onto a striking glazed balcony, providing an exceptional vantage point from which to appreciate the picturesque surroundings. Four further generously proportioned double bedrooms provide excellent flexibility for family members and guests, with one enjoying its own dressing room and en-suite, complemented by a delightful family bathroom.



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Further benefits include gas central heating, underfloor heating throughout the ground floor, double glazing and a substantial double garage.

The location is equally appealing, with Yarm's charming High Street, excellent selection of independent shops, restaurants and everyday amenities all within convenient reach. The area is also particularly well regarded for its schooling provision and offers excellent transport connections for those travelling further afield.

A truly outstanding home in a prime position, combining generous and beautifully appointed accommodation with an exceptional outlook and a wonderful setting for modern family living. Internal inspection is essential to fully appreciate the quality, proportions and lifestyle this remarkable property has to offer.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.











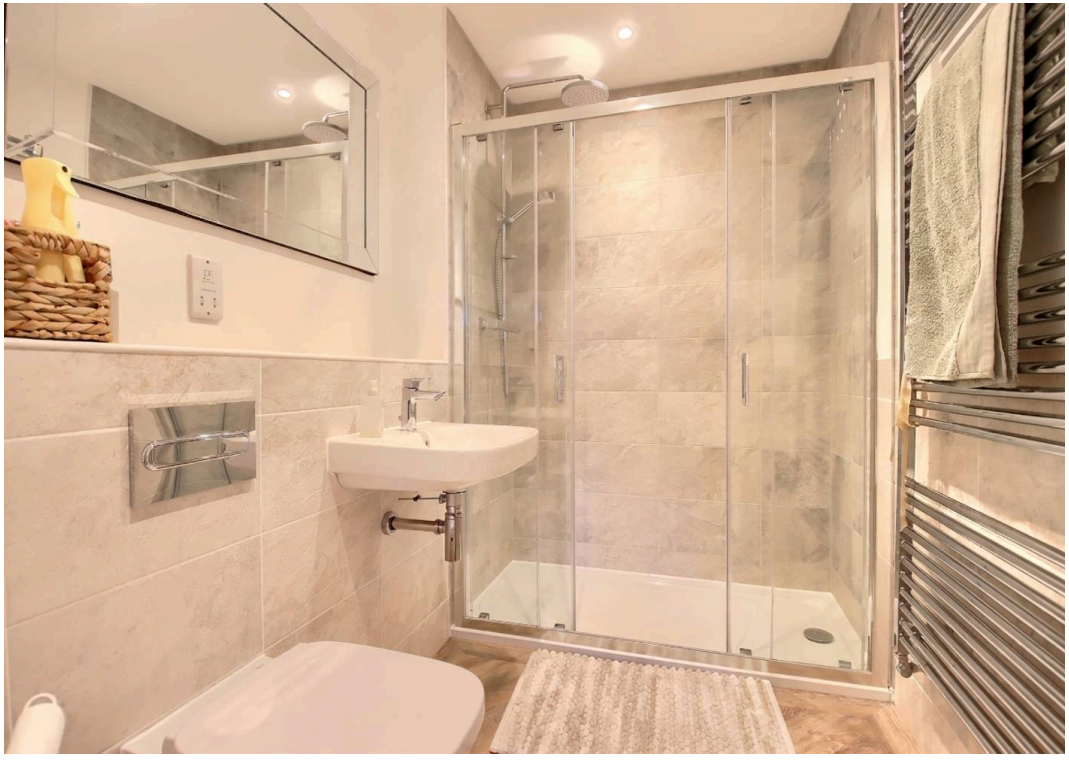



















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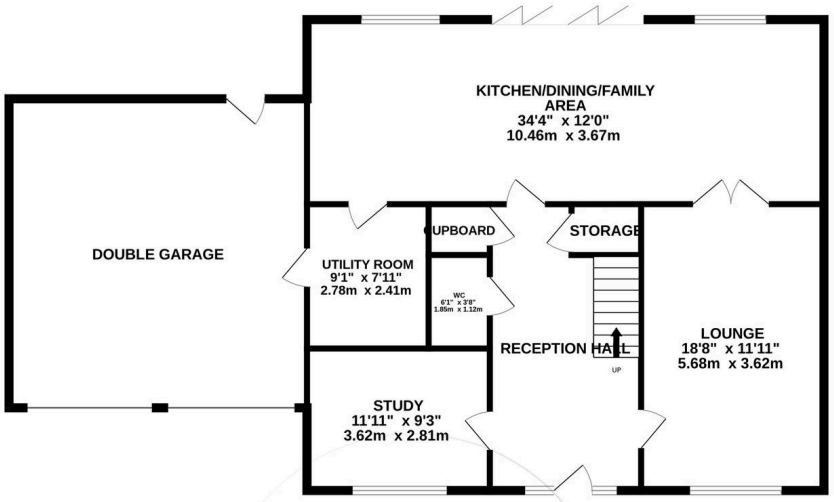

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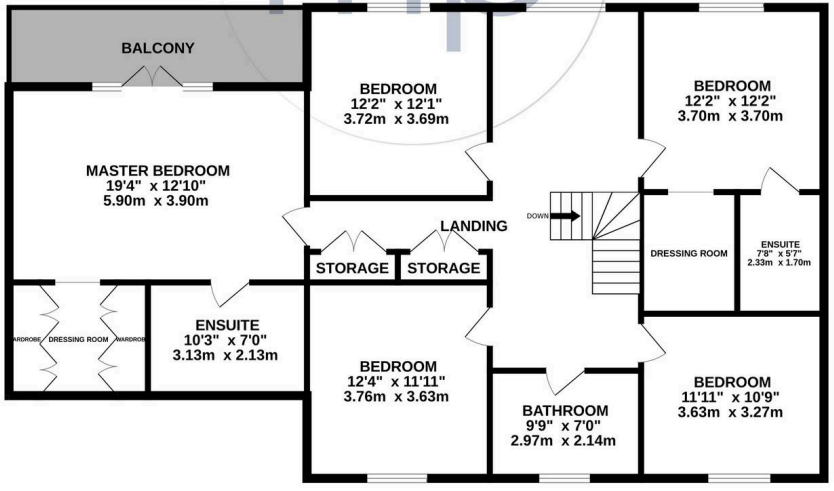




GROUND FLOOR

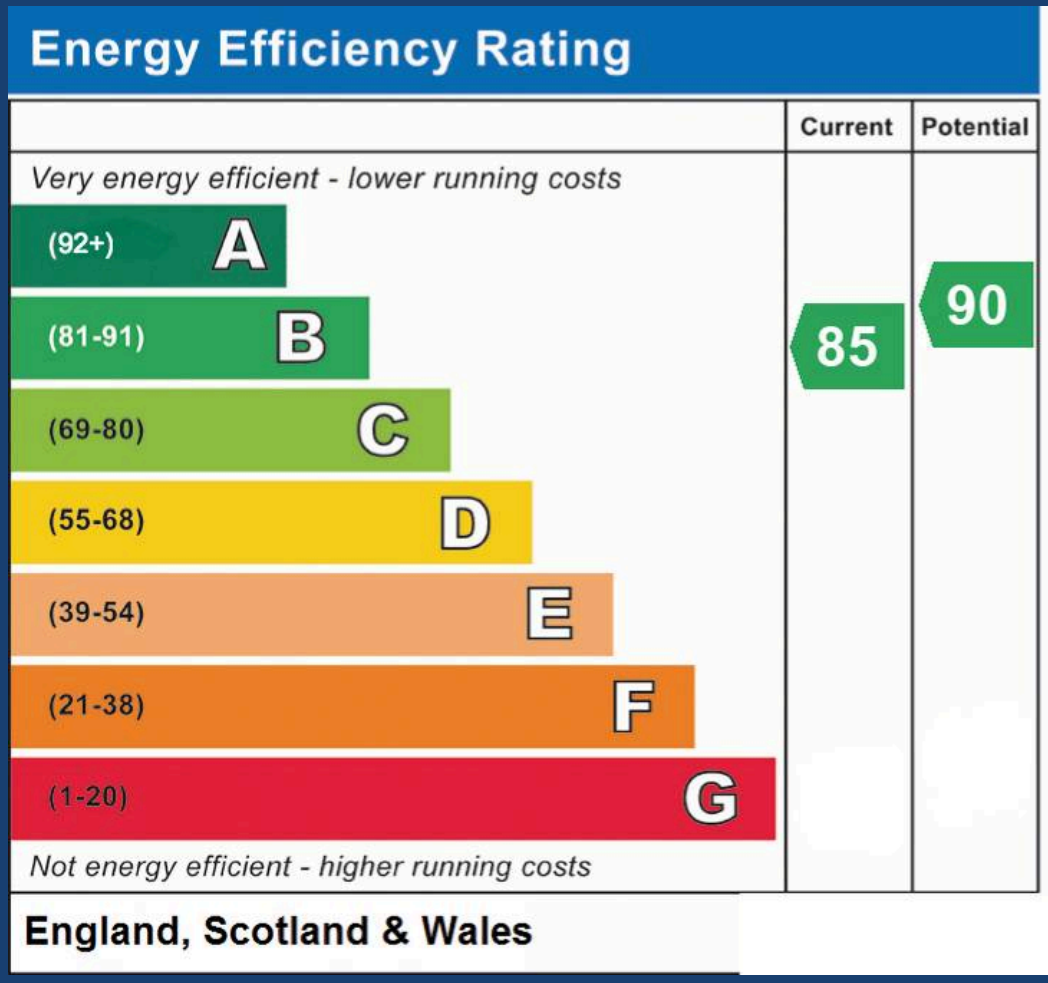


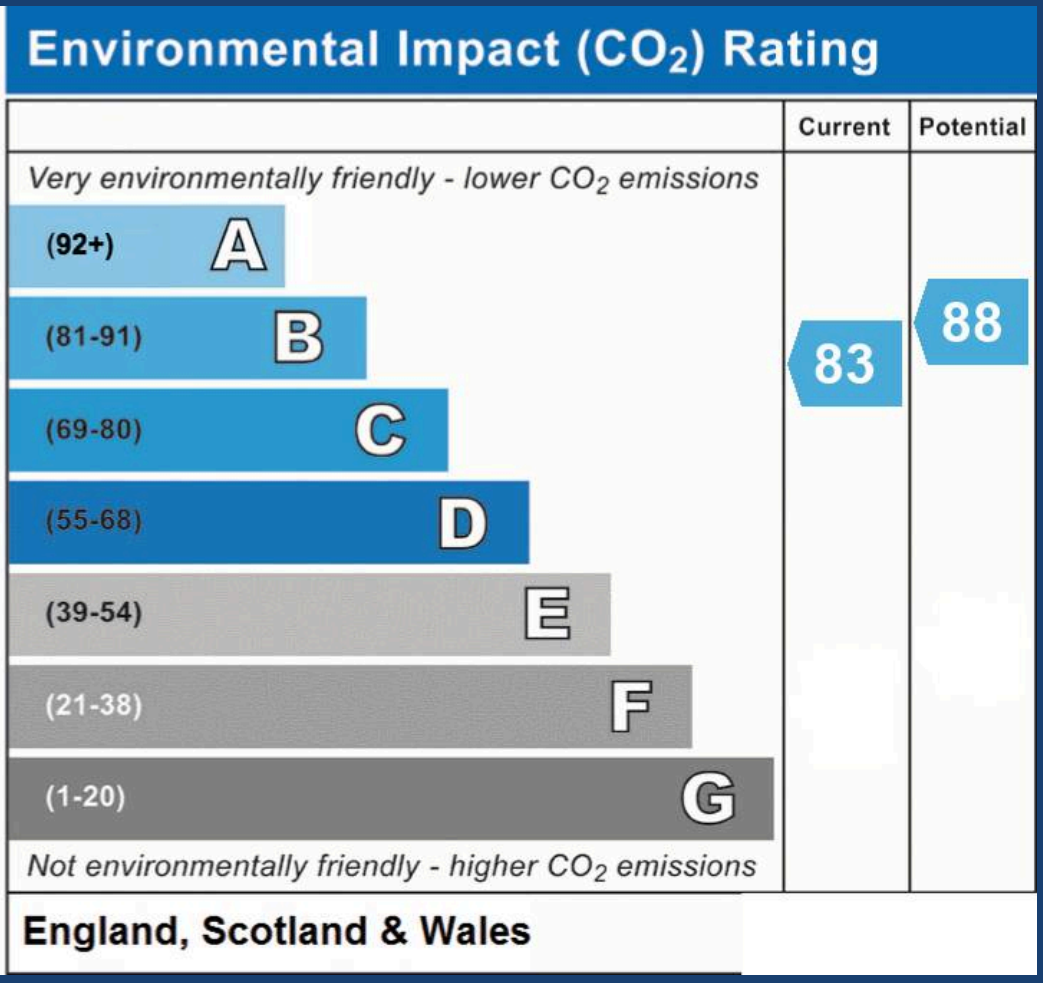
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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