



Gowland
White

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.

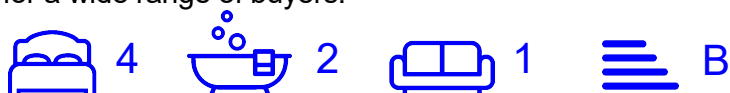
Well presented throughout, the property offers a thoughtful layout that perfectly suits modern family life. A welcoming entrance hall leads to a generous lounge, where French doors open directly onto the rear garden, creating a bright and inviting space for everyday relaxation. A versatile second reception 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 peninsular 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



Pit Wood Drive, Yarm, TS15 9FT

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)

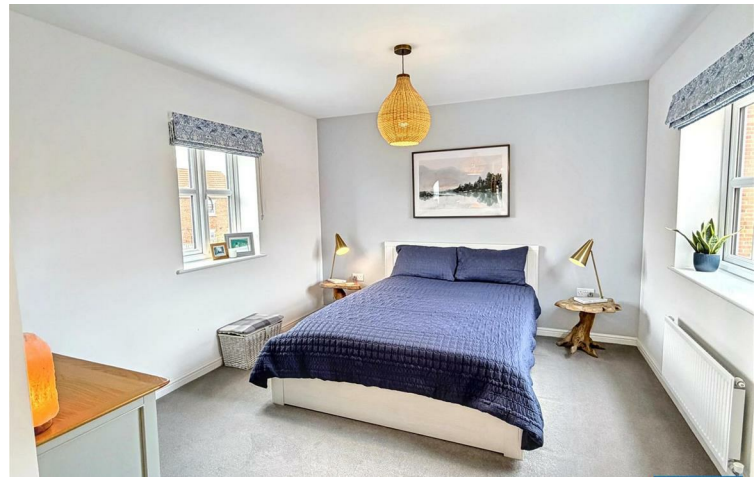
AML PROCEDURE

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.





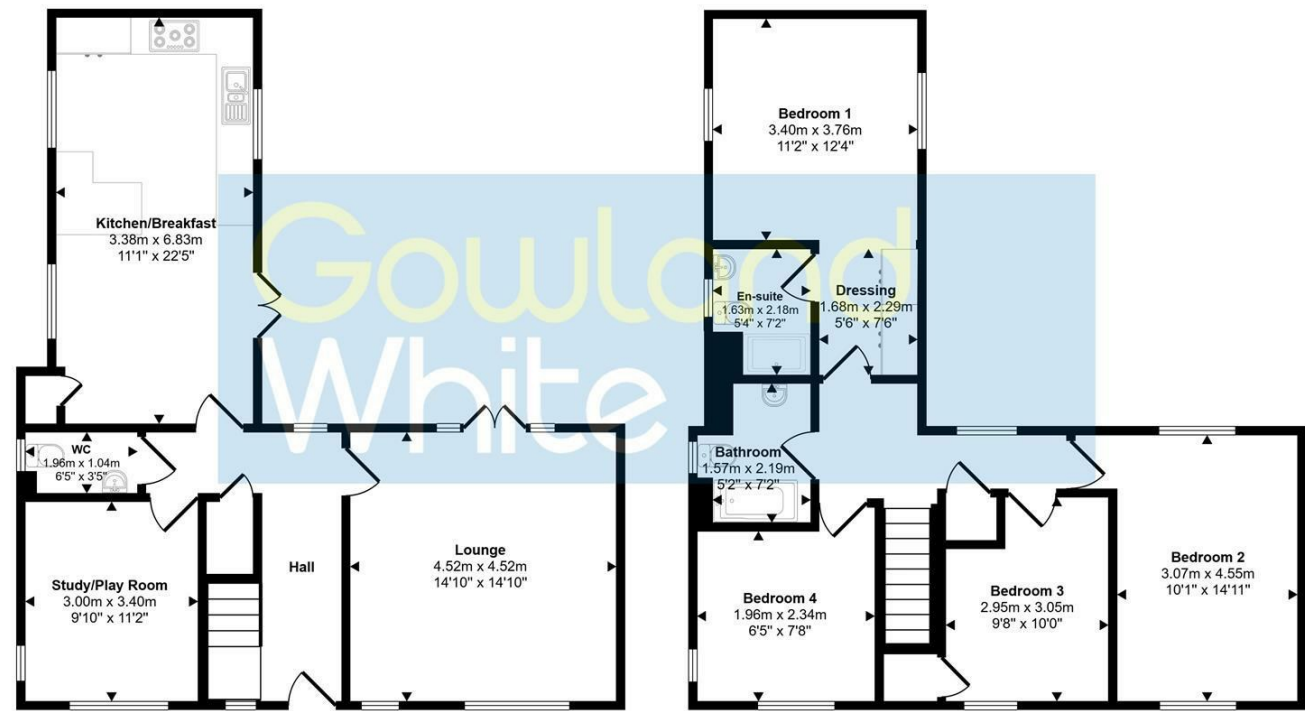
Pit Wood Drive, Yarm, TS15 9FT





Pit Wood Drive, Yarm, TS15 9FT

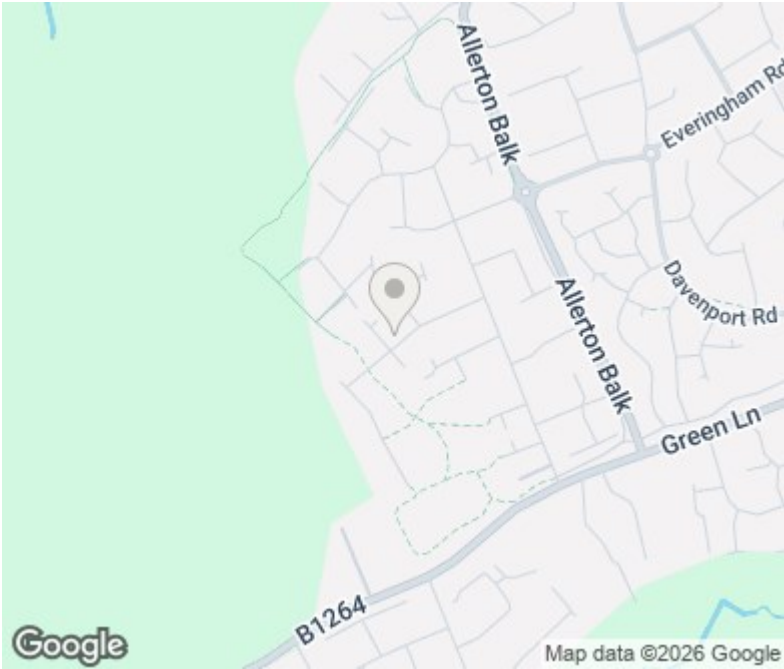
Approx Gross Internal Area
130 sq m / 1398 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft

First Floor
Approx 64 sq m / 694 sq ft

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		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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