GowlandWhite



The Larun Beat, Yarm, TS15 9HW

Situated within the highly sought after Spitalfields development in Yarm, this four bedroom linked detached home has been significantly extended to create a superb family home with stylish open plan living and a landscaped west-facing rear garden.

The property is entered via a welcoming hall with cloakroom/WC. To the front, a spacious lounge provides a comfortable retreat, whilst at the heart of the home is an impressive open plan kitchen, dining and living space, designed perfectly for modern family life. The contemporary kitchen is fitted with a comprehensive range of units and quality integrated appliances, including twin NEFF ovens, warming drawer, induction hob, full size fridge & freezer and dishwasher. A practical walk-in pantry provides excellent additional storage. The dining and living area is flooded with natural light from a roof lantern and large bi-folding doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

A separate study provides an ideal home office, playroom or snug, whilst the generous utility room offers further storage, appliance space and internal access to the garage.

To the first floor are four well proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom is particularly impressive, featuring a dedicated dressing room with fitted hanging rails and wardrobes, together with a contemporary en-suite shower room incorporating a walk-in shower and double sinks. The remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress. A block paved driveway provides off-road parking for two to three vehicles and leads to the integral garage, while an EV charging point adds further practicality. The rear garden is designed for low maintenance and features a tiled patio terrace, artificial lawn and composite decking, making it an ideal space for relaxing.

£390,000

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HALLWAY

LOUNGE
18'3" x 10'1" (5.56m x 3.07m)

KITCHEN/DINING ROOM
19'10" x 10'5" (6.05m x 3.18m)

LIVING ROOM
17'5" x 10'11" (5.31m x 3.33m)

STUDY
17'2" x 9'4" (5.23m x 2.84m)

UTILITY ROOM
12'8" x 9'11" (3.86m x 3.02m)

DOWNSTAIRS WC
6'1" x 2'11" (1.85m x 0.89m)

LANDING

BEDROOM ONE
10'9" x 9'11" (3.28m x 3.02m)

DRESSING ROOM
6'1" x 10'1" (1.85m x 3.07m)

EN SUITE
8'2" x 7'2" (2.49m x 2.18m)

BEDROOM TWO
19'6" x 9'1" (5.94m x 2.77m)

BEDROOM THREE
14'1" x 9'5" (4.29m x 2.87m)

BEDROOM FOUR
10'6" x 7'6" (3.20m x 2.29m)

BATHROOM
7'7" x 6' (2.31m x 1.83m)

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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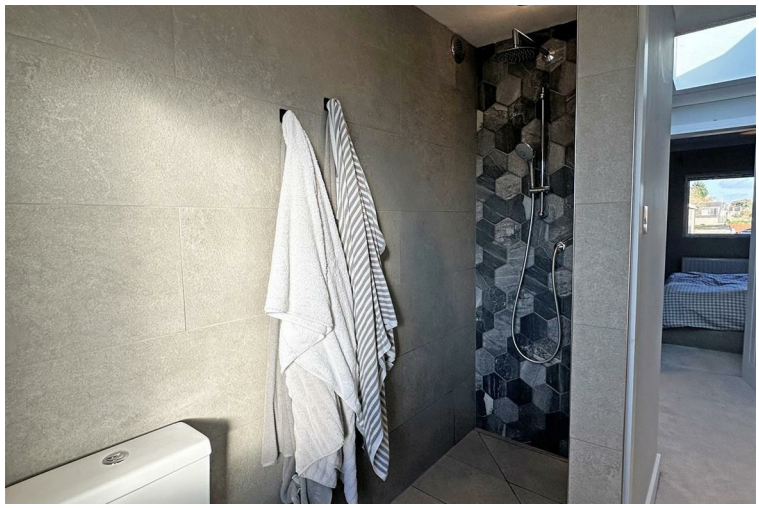








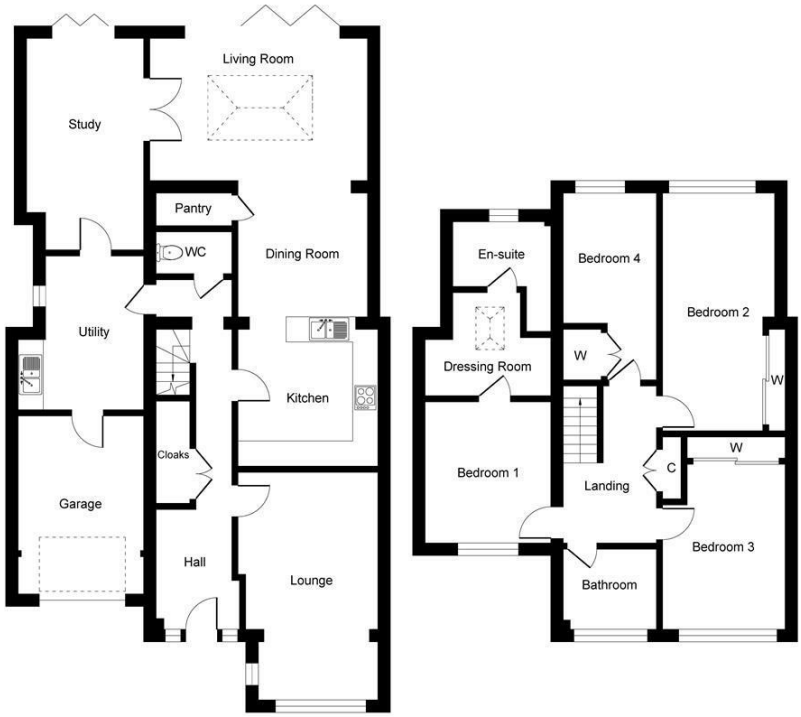






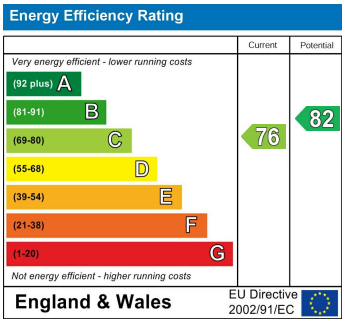


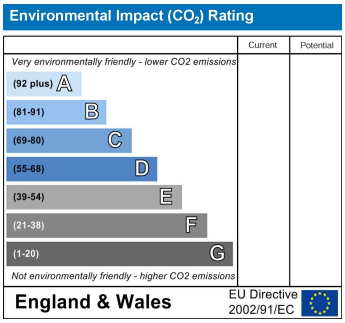
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VIEWING
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