

Britannia Avenue, Yarm



£399,995

**IH** INGLEBY HOMES





This larger style, 'Bellway' built property delivers impressive living space, and is certainly worthy of early inspection.

Enjoying a corner position, with lengthy side drive, garage and attractive rear garden, whilst being situated just moments from popular local schooling, Yarm train station, and a short drive into Yarm High Street.

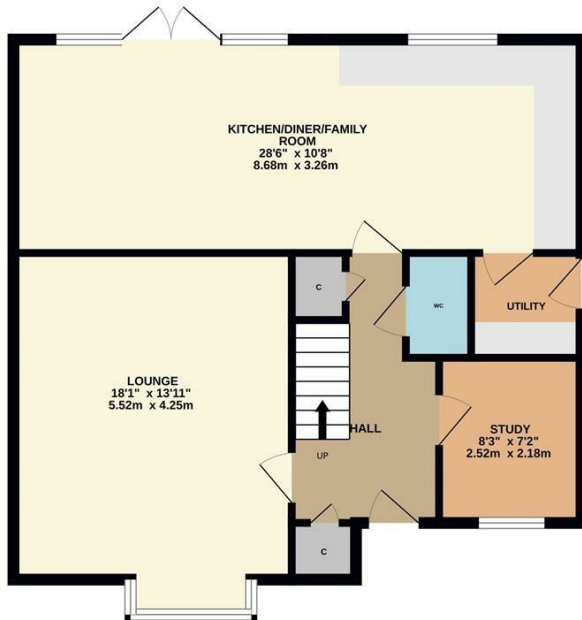
Internally, the property delivers impressively spacious and well-presented accommodation, briefly comprising an entrance hall, cloakroom/WC, large independent lounge, separate study/play room and fabulous open-plan kitchen/diner/family space with utility off on the ground floor.

The first floor provides four really good double bedrooms, three of which benefit from quality fitted robes, and the 'Master' with stylish ensuite, separate 'four-piece suit' family bathroom.

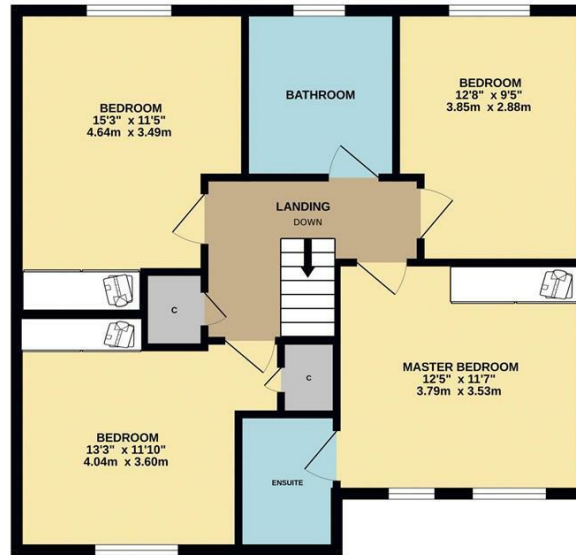


# The Layout

GROUND FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	94		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

# The Location



Council Tax Band:

F

Tenure:

Freehold



- Large, four double-bedroom detached property
- Favoured 'Yarm' development, moments from 'highly regarded' schooling
- Lengthy drive, garage, and southerly rear garden
- Impressive open-plan kitchen/diner/family space, separate lounge and study/play room
- Three bedrooms with fitted robes, 'Master' with ensuite
- Four-piece suite family bathroom