

Morley Carr Drive, Yarm



£485,000





A fine example of its kind - much improved whilst boasting a superb rear 'Garden Room' extension, with vaulted ceiling, and bi-fold doors. Early viewing advised.

Enjoying a set-back position within this desirable 'Yarm' development, perfectly positioned for 'highly regarded' schooling, and juts short drive in to Yarm High Street, and the fabulous amenities that the historic market town brings.

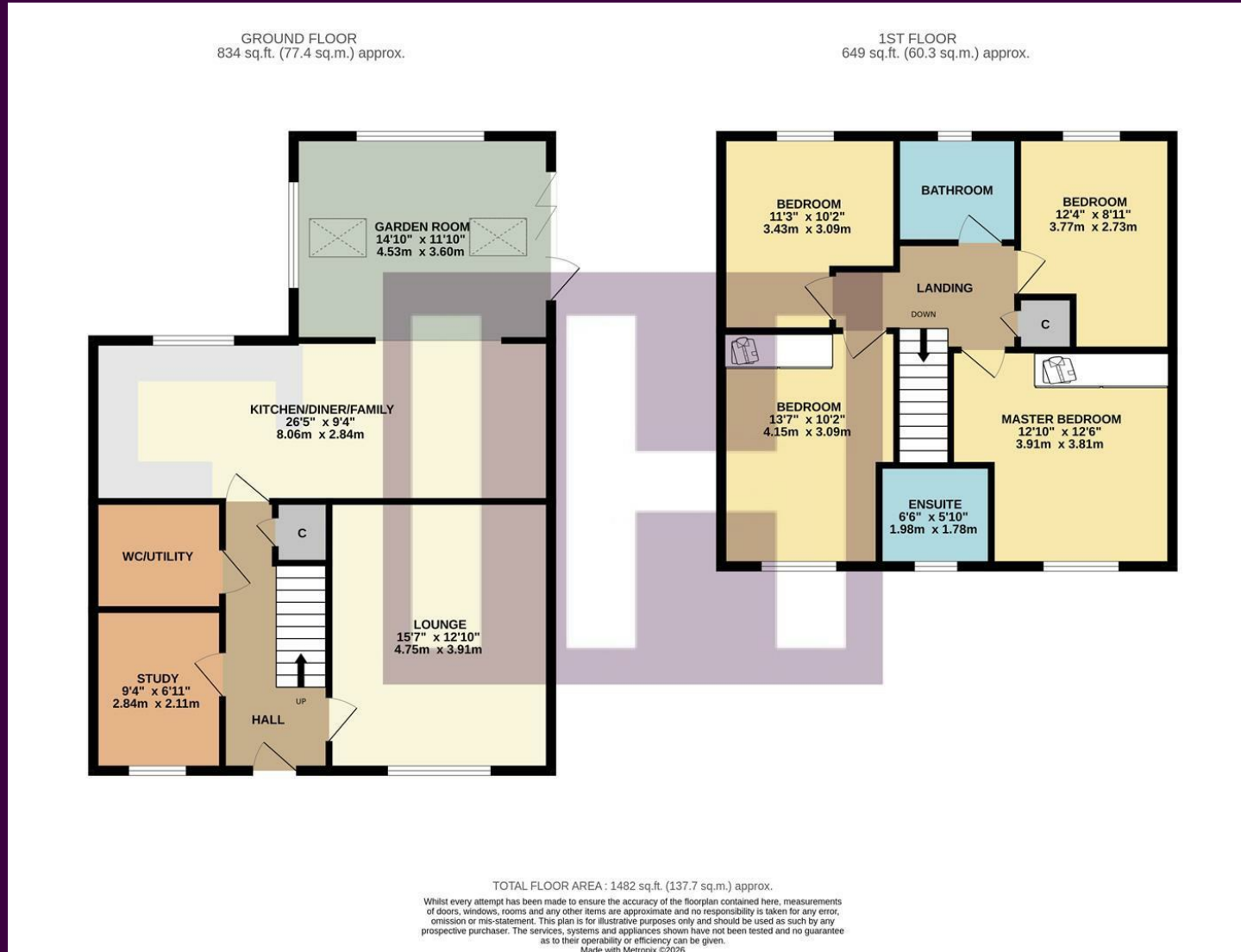
The rear extension has significantly enhanced the ground floor accommodation, being open-plan to the impressive open-plan kitchen/diner/family space which enjoys a quality kitchen range with integrated appliances and quartz surfaces, finished beautifully with LVT flooring that flows in to the hall, utility/WC, which is also heated underfloor, and study, whilst the independent spacious lounge offers another reception alternative.

The first floor brings four terrific bedrooms, 'Master' with ensuite and quality fitted robes - a feature repeated in bedroom two, separate modern family bathroom.

A side double-width drive allows ample off-road parking and approaches the side attached double garage with electric car charger, with rear access, and boarded loft proving great storage. The front garden is laid to a well-tended lawn, with gated path to entrance and established hedge border. Complimented by the lovely rear garden, being especially generous with immaculate lawns, and four patio/seating area, two adjoining the property sitting either side of the garden room, and two in the far-corners, one with timber pergola.

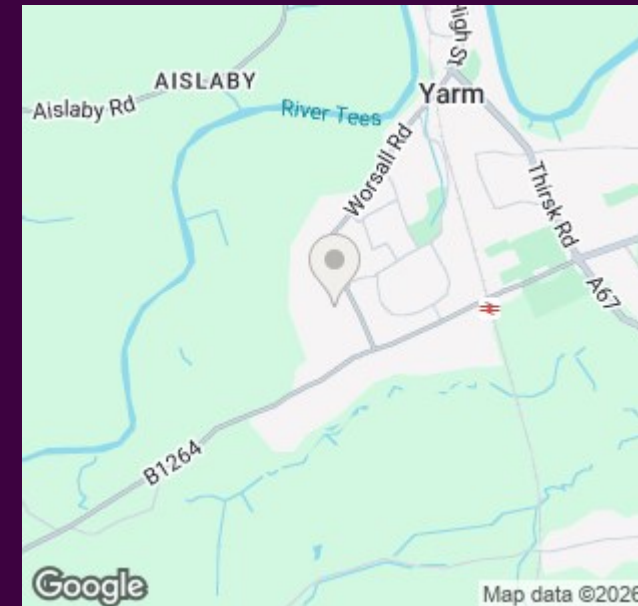


# The Layout



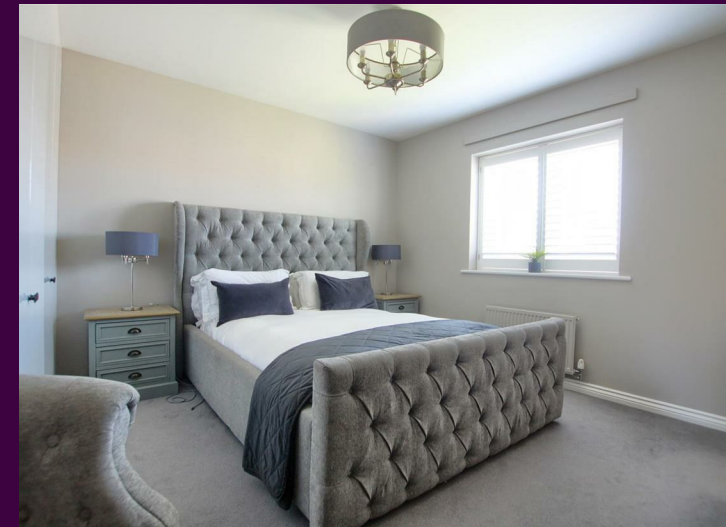
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
<i>Not energy efficient - higher running costs</i>			
	87	88	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

# The Location

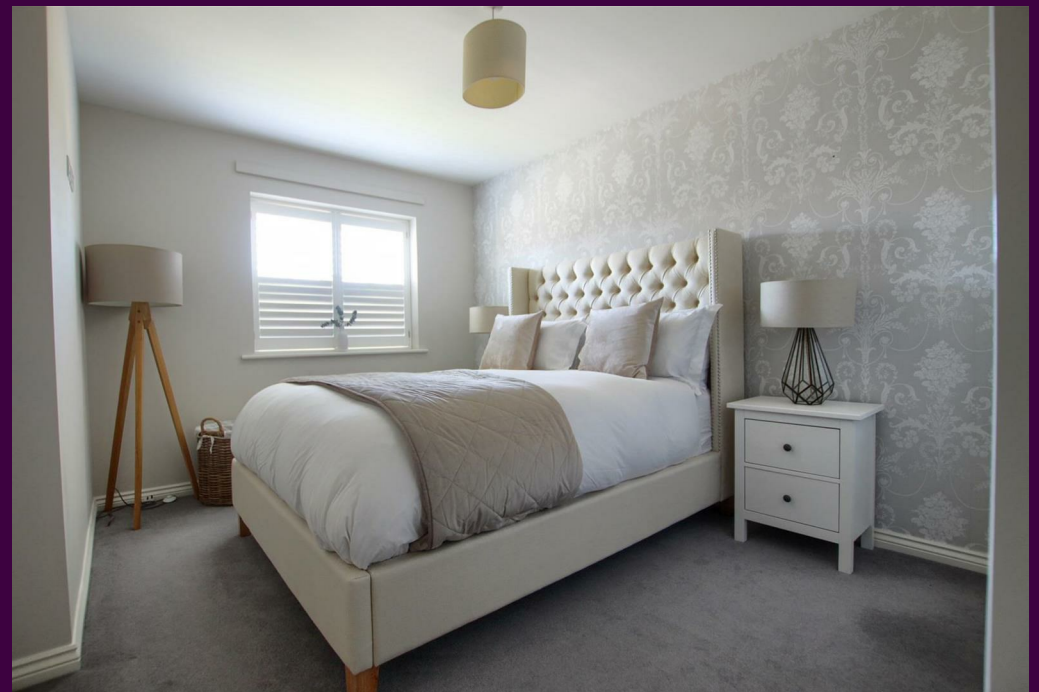


Council Tax Band:  
Tenure:

E  
Freehold



- Sensible offers invited
- Executive 'Taylor Wimpey' design, and since extended
- Attractive, generous gardens, double garage
- Stunning open-plan kitchen/diner/family space
- Large, rear 'Vaulted' garden room with bi-fold doors
- Master bedroom with ensuite and fitted robes, further robes to bedroom two
- Desirable 'Yarm' development, close to 'highly regarded' schooling



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