



**Mourie Wood Way, Yarm, TS15 9FQ**  
**4 Bed - House - Detached**  
**£460,000**

**Council Tax Band: F**  
**EPC Rating: B**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Mourie Wood Way, TS15 9FQ

\*\*\* Generous Sized Corner Plot \*\*\*  
\*\*\* Built by Taylor Wimpey, on the Morley Carr Farm Development \*\*\*  
\*\*\* Detached Four Bedroom Family Home \*\*\*

RARE TO THE MARKET, this Beautifully Four Bedroom Detached Family Home occupying a Generous Size Corner Plot, built by Taylor Wimpey on the Sought after Morley Carr Farm Development, Yarm.  
The property is perfect fit for a family home, with it's prime location close to highly rated schools, a short walk to Yarm High Street, where you will find plenty of shops, bars and restaurants and other local amenities, including Yarm Train Station.

The property briefly comprises of; Entrance Hall, Spacious Lounge, Downstairs WC, Second Lounge/Study, and an impressive Open Plan Kitchen/Diner, with French Doors leading to the rear garden.  
The First Floor has a Generous Sized Landing, leading to Three Double Bedrooms (Master with En-Suite Shower Room and Fitted Wardrobes, Additional Fourth Bedroom and a Family Bathroom.

Externally, the property boasts a Generous Sized Corner Plot, with a Double Detached Garage to the Side of the Property, Double Width Driveway, and a Lawned area to the Front/Side. The Rear has a huge benefit of being South Facing Garden, with a good sized lawn and patio area, giving plenty of space for all the family.

Early Viewing's Advised with Smith & Friends Estate Agents - Ingleby Barwick

## GROUND FLOOR

Hallway  
4'7" x 15'1"

Living Room  
14'9" x 14'10"

Kitchen / Dining Room  
11'1" x 22'3"

Second Lounge  
9'11" x 11'1"

Downstairs WC  
6'0" x 3'6"

## FIRST FLOOR

Landing  
14'0" x 3'4"

Bedroom 1  
11'6" x 12'6"

En-Suite  
5'2" x 7'4"

Bedroom 2  
10'4" x 15'0"

Bedroom 3  
10'0" x 9'8"

Bedroom 4  
8'11" x 11'5"

Family Bathroom  
6'4" x 7'8"

DETACHED DOUBLE GARAGE  
21'3" x 20'11"



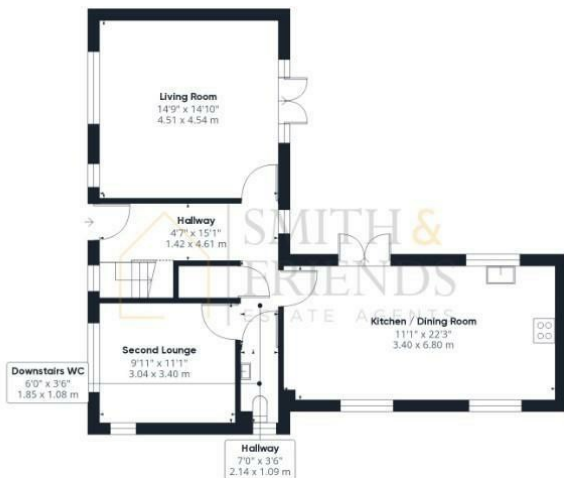












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1884.64 ft<sup>2</sup>

175.09 m<sup>2</sup>

Reduced headroom

10.75 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces.

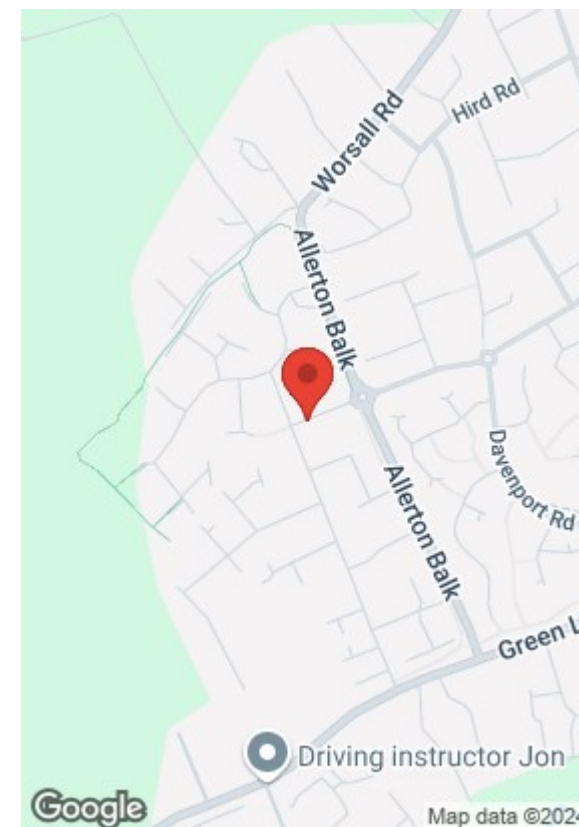
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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