

Davis
Lund

Poppy Drive
Thirsk
North Yorkshire
YO7 3SJ
Guide Price £335,000





Accommodation

A fantastic detached family home, recently built and revealing a modern and spacious interior. The property also offers an enclosed garden, garage and driveway parking.

Situated on a highly desirable development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away.

On the ground floor there is an entrance hall with stairs rising to the first floor, cloakroom/WC, living room and an open plan kitchen/diner/family room, which is fitted with a range of stylish units and integrated appliances, including an oven, hob, fridge, freezer and washing machine. To the first floor there is a landing with storage cupboard and loft access, main bedroom with stylish ensuite facilities, three further bedrooms and the modern part tiled house bathroom, fitted with a white three piece suite.

Externally there is driveway parking and access to the single detached garage. There is a low maintenance front garden, whilst gated access is also available to the rear. The rear garden is a good size and fully enclosed, being mainly laid to lawn, whilst there is a patio and further paved barbeque entertainment area.

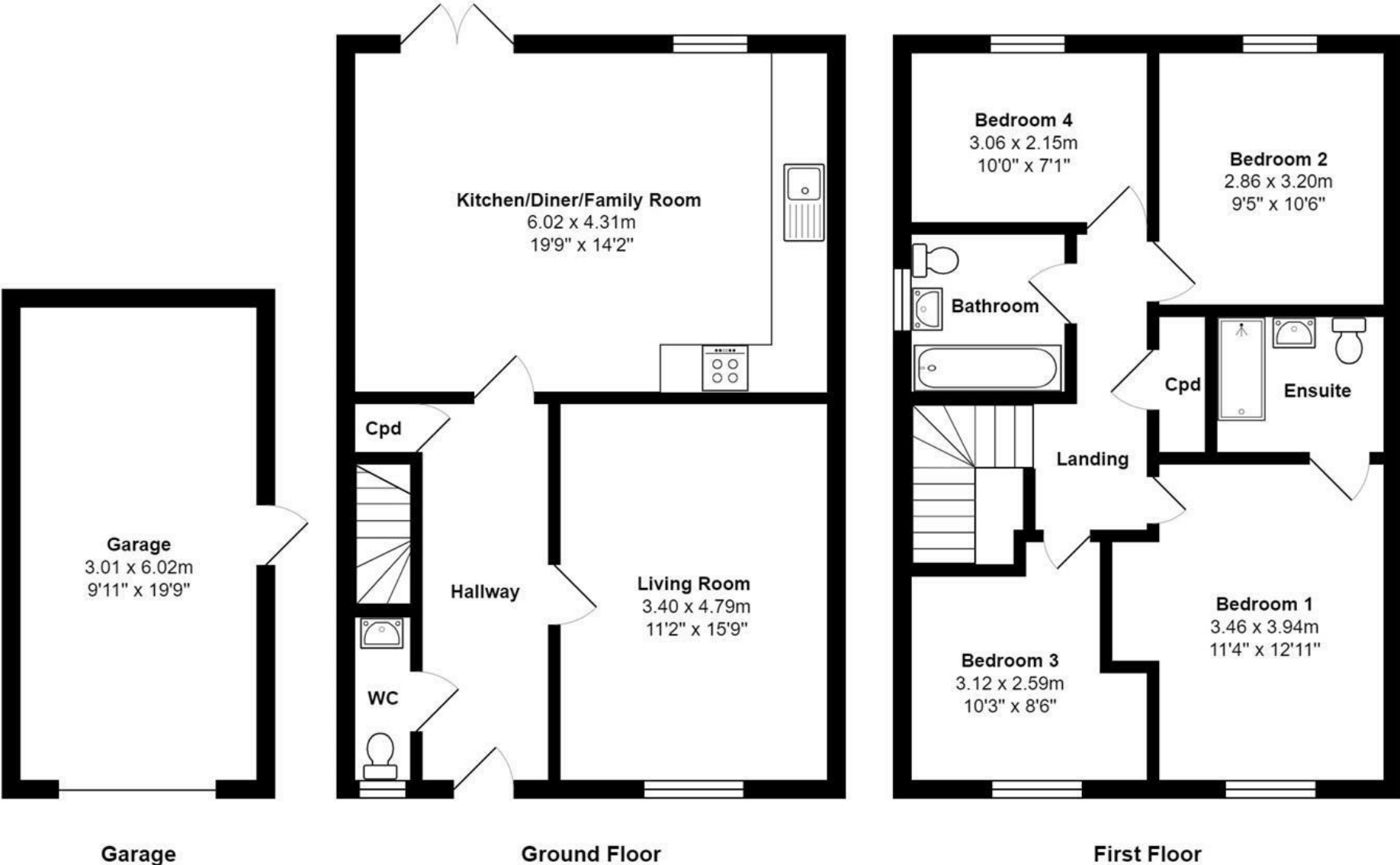
The property boasts the modern features you would expect from a recently built home, including gas central heating and double glazing, both of which help to give a high energy efficiency rating. The house also benefits from the balance of the NHBC warranty.

An early viewing is advised on this lovely family home, which is offered for sale with no onward chain.



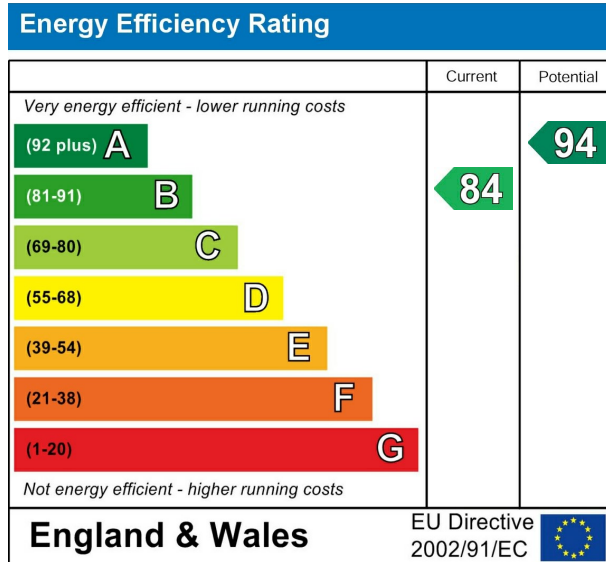


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

