

**D**avis  
**L**und

Edgar Drive  
Thirsk  
North Yorkshire  
YO7 1TY  
Guide Price £260,000







## **Accommodation**

A modern and stylishly presented three bedroom semi-detached home, located on a small recently built development, in a popular area on the outskirts of Thirsk.

The location is well served, with an array of shops and amenities readily available, being less than a mile from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short walk away.

The property occupies a prime plot on the development, carefully selected by the current owners, set back from the road and overlooking green land to the front.

On the ground floor there is an entrance hall with cloakroom/WC, good size living room with stairs rising to the first floor, plus a lovely open plan kitchen/diner to the rear of the house, fitted with a range of modern units and integrated appliances, whilst also offering double doors opening to the rear garden. To the first floor there is a landing with access hatch to the boarded loft and a storage cupboard, three bedrooms (two generous doubles) and the stylish part tiled house bathroom, fitted with a white suite including a bath with shower and glazed screen over.

To the front of the house there is an open lawned garden, with a pathway leading to the front door and a block paved driveway providing parking for two vehicles. The rear garden is a great size and fully enclosed, making it ideal for children and pets. The garden is mainly laid to lawn, with a timber storage shed and gravelled seating area to the bottom of the garden, proving a sun trap.

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.

Modern homes are rare to market in this area of high demand and an early viewing is advised.



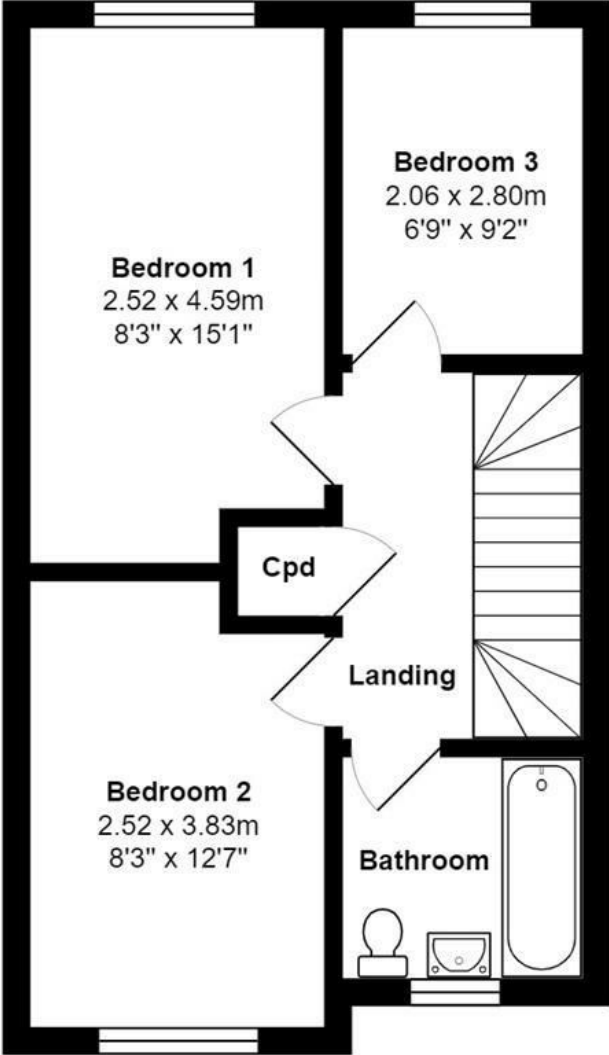
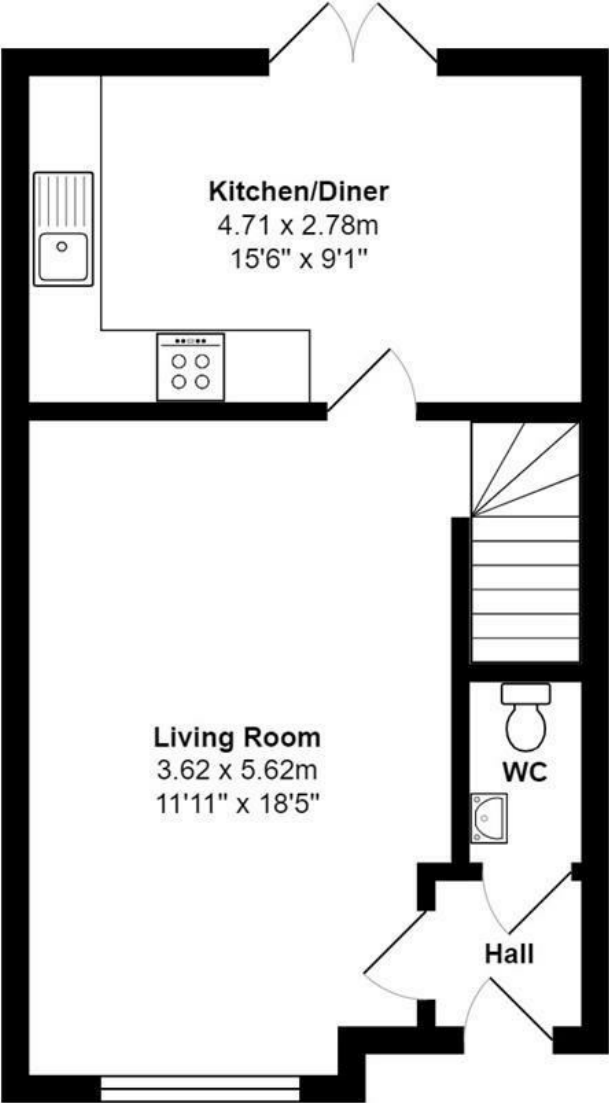








Floorplan

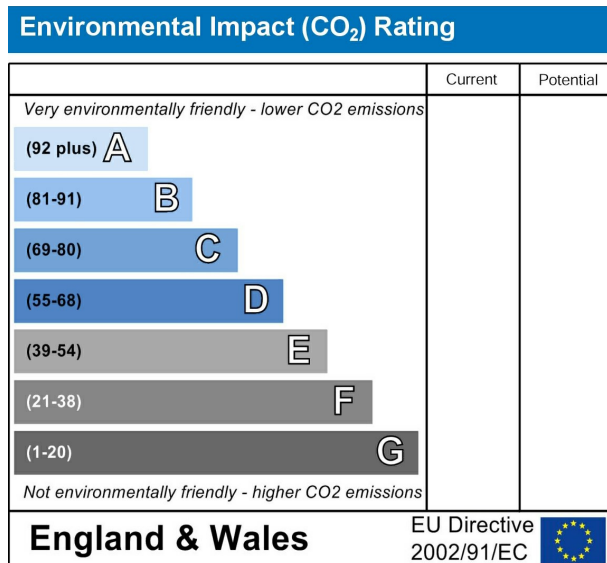
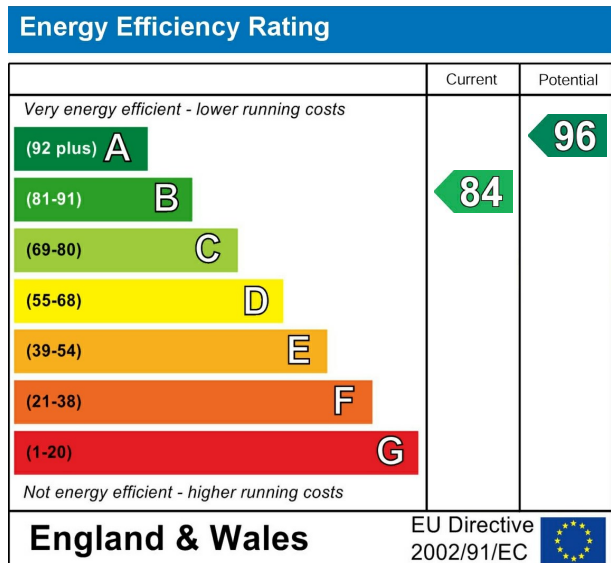








EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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