

Davis
Lund

Kings Meadows
Thirsk
North Yorkshire
YO7 1PA
Offers Over £400,000





Accommodation

A delightful, detached family home, situated to the head of a quiet cul-de-sac and located in one of Thirsk's most sought after areas. The property enjoys a prime position, tucked away on a corner plot and offering a lovely open aspect to the rear, with stunning countryside views.

The house has been extended to the rear, with the addition of substantial two-storey extension, which has completely transformed the layout and flexibility of this lovely home. The fantastic size corner plots means there is still the scope to further extend, subject to any necessary consents.

The property is ideally situated for access to the centre of Thirsk, with ease of access to shops and amenities, whilst transport links are readily available, including the A19 and A1, plus Thirsk train station.

On the ground floor there is an entrance hall with stairs rising to the first floor, open plan dining/family room and good size living room with double doors opening onto the garden. There is a rear hallway, utility room, cloakroom/WC and access to the kitchen/diner, fitted with an extensive range of units, whilst there is also space for a dining table. To the first floor there is a landing with loft access and fitted storage cupboards, whilst also leading to the great size main bedroom, which has a modern ensuite and a spacious dressing room, whilst also enjoying open views. There are three further bedrooms (two of which offer fitted storage) and the fully tiled house bathroom, fitted with a white three piece suite and a separate shower cubicle.

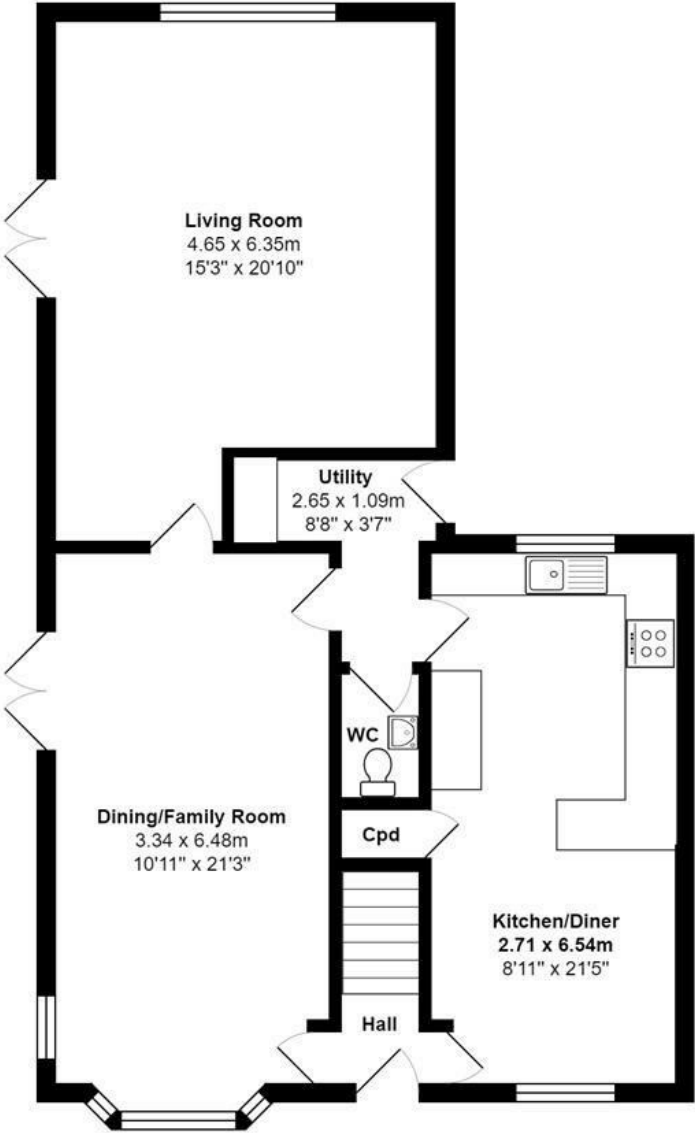
Externally there is a gravelled front garden, with shrubs and pathway access to the front door. A driveway provides parking and leads to the single garage. Low maintenance gardens continue to the side and rear of the house, where they open up onto an extensive lawned garden. The garden offers a high degree of privacy, whilst it is well established and stocked with numerous plants, shrubs and trees. There is a pond and several patio seating areas, making the most of the sun throughout the day and making great entertaining spaces.

This fantastic family home needs an internal viewing to appreciate the flexibility, space and value for money on offer, especially in comparison to new build homes currently available for sale in the area.

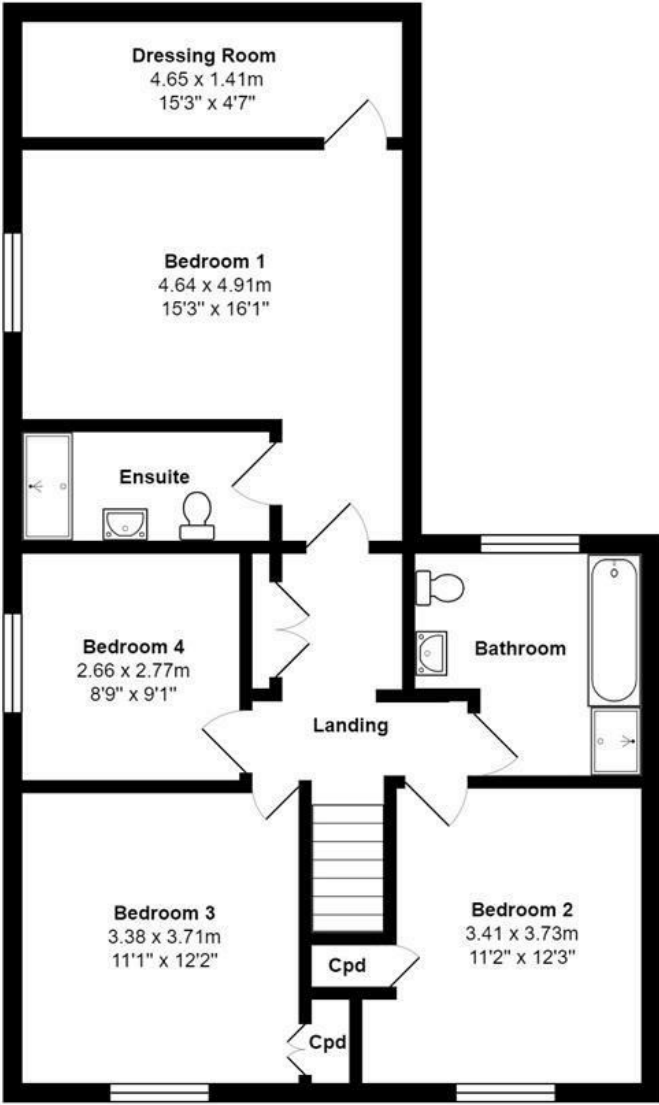




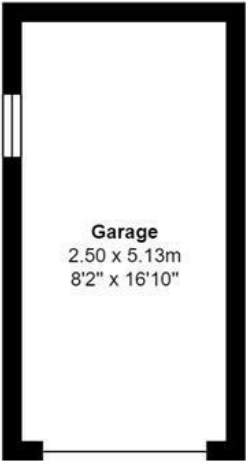
Floorplan



Ground Floor




First Floor




Garage



EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01845 421010 - 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.

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