

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

Pheasant Drive  
Dishforth  
Thirsk  
YO7 3GE

Offers Over £400,000







## **Accommodation**

Located in the sought after village of Dishforth, this stunning family home reveals a spacious and stylishly presented interior, extending to approximately 1800 square foot in total. The property has been finished to a high standard and the accommodation feels light and airy throughout.

The house sits on a good size established plot, with a well stocked enclosed rear garden, which offers a favourable aspect and attracts a lot of sun. Constructed in 2021, the house has the remainder of the new build warranty still in place, whilst the property makes for an energy efficient home, aided by gas central heating and double glazing.

The main entrance door leads into a spacious tiled entrance hall, with stairs rising to the first floor and a cloakroom/WC, whilst access is also available into the integral single garage. The tiled floor continues into the very spacious open plan kitchen/diner/family room, which offers double door access to the rear garden. The kitchen comes fitted with an extensive range of modern units and integrated appliances, whilst the utility room is fitted with units to match, whilst also offering space and plumbing for a washing machine and a side access door. The good living room finishes off the downstairs layout. To the first floor there is the landing with loft access, main bedroom with a split dressing area and stylish ensuite facilities, three further double bedrooms (one with fitted wardrobes) and the modern part tiled house bathroom, fitted with a white suite, including a bath and separate shower cubicle.

Moving outside, there is a good size block paved driveway to the front of the house, providing parking and giving access to the garage. There is an open lawned garden and a pathway giving gated access to the rear garden. The established rear garden is well stocked with an array of plants and shrubs, being fully enclosed and also offering a patio seating area.

Situated in the picturesque village of Dishforth. The property offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon and Thirsk. Dishforth itself boasts a number of amenities, including two public houses, a primary school, part time post office, village hall and children's play area.

A viewing is advised on this lovely family home, which is sure to suit a range of buyers.



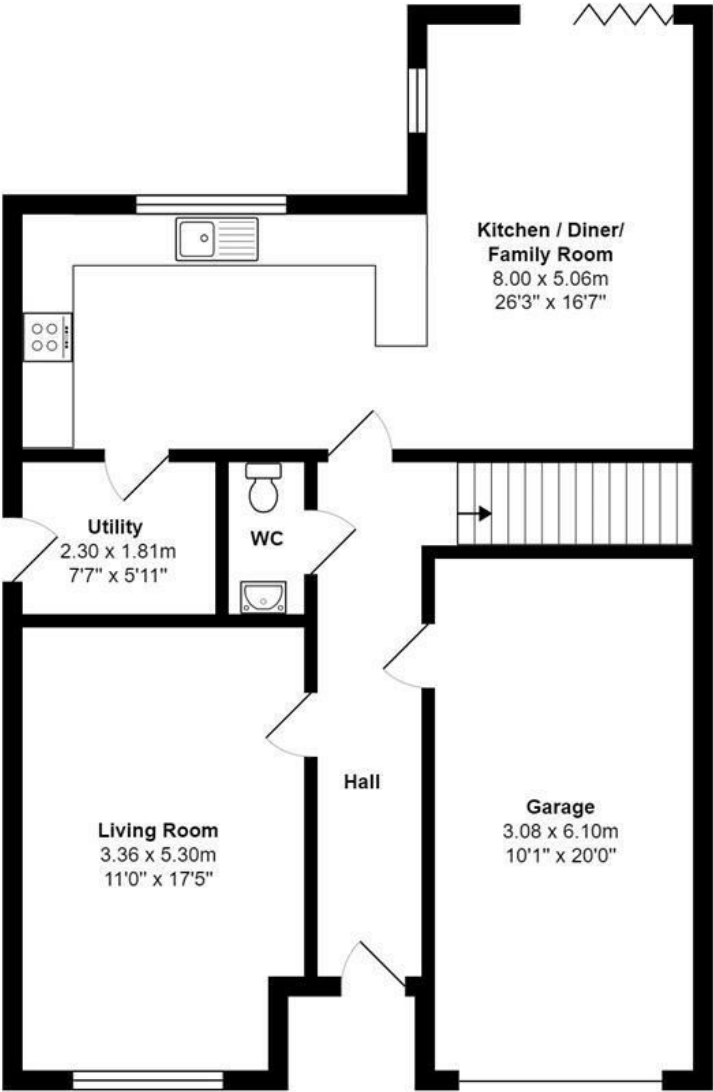




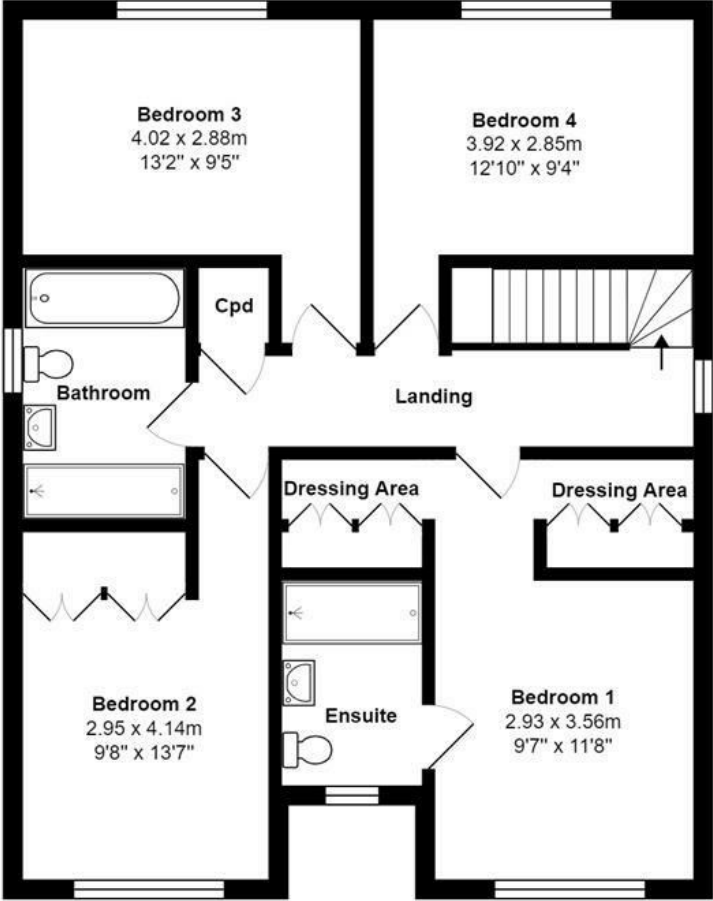




Floorplan



Ground Floor



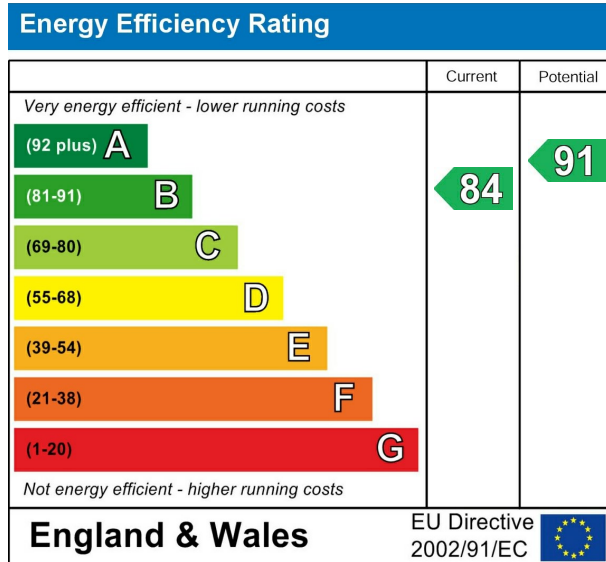
First Floor







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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