







## **Accommodation**

This substantial six bedroom detached family home could not be better placed, situated just a short walk from the centre of Thirsk and enjoying a lovely setting. Offering almost 2000 square foot of meticulously maintained and beautifully presented accommodation arranged over three floors, the property is ideal for family life, boasting both space and flexibility, whilst also being ideal for purchasers who work from home.

On the ground floor, the main entrance door leads into the entrance hall, with stairs rising to the first floor and a cloakroom/WC. There are two reception rooms to the front of the house, a good size living room and further multi-functional space, ideal as a family room or study. The open plan kitchen/diner comes fitted with an extensive range of stylish units, whilst quality integrated appliances and granite work surfaces are in place. Double doors lead to the rear garden, whilst the utility room completes the downstairs layout, with units to match the kitchen and a side access door. To the first floor there is a landing with a fitted storage cupboard and further staircase to the top floor, main bedroom with a modern ensuite shower room and noise reducing acoustic glass, three further bedrooms (two of which share a Jack and Jill shower room) and the house bathroom, fitted with a white suite. On the top floor there is a further landing with loft access and two additional good size double bedrooms, both of which are serviced by a shower room.

Externally there is a low maintenance garden to the front of the house, with a pathway to the front door and hedge boundaries aiding privacy. Vehicle access is available from the side street, leading to the double garage with automatic doors and the driveway parking. The rear garden is a good size and fully enclosed, making it ideal for purchasers with pets and children. The garden is fully landscaped, part laid to lawn and offering extensive patio seating, with two covered entertainment areas.

The house is well placed for Thirsk's shops and amenities, with two supermarkets available close by and being a flat walk from the centre of Thirsk. Network links are readily available, including Thirsk train station close by and ease of access to the A1, whilst the house is also ideally placed for countryside walks and Thirsk Racecourse.

Offered for sale with no onward chain, an internal inspection is required to appreciate the space and flexibility available, whilst the house also offers great value for money, in comparison to the current new builds available in the Thirsk area.



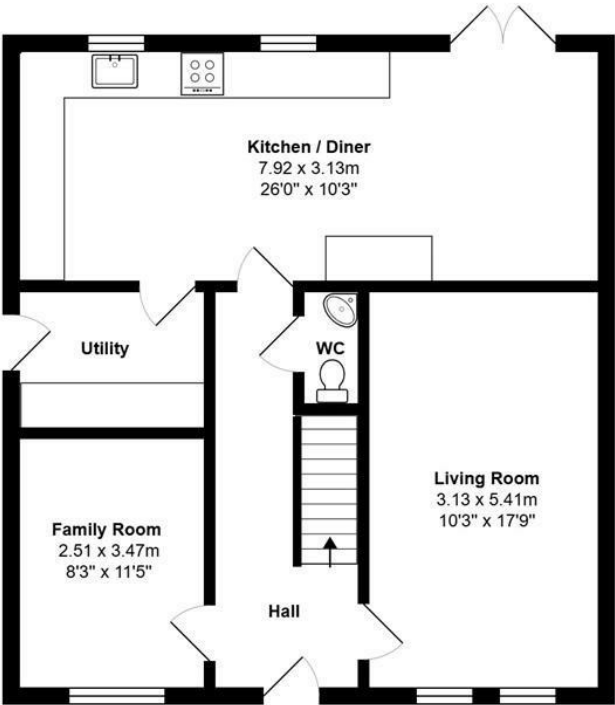




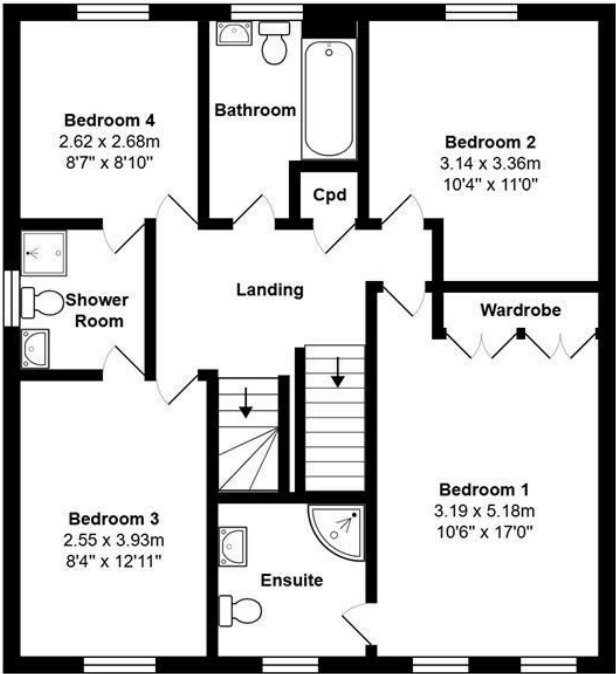




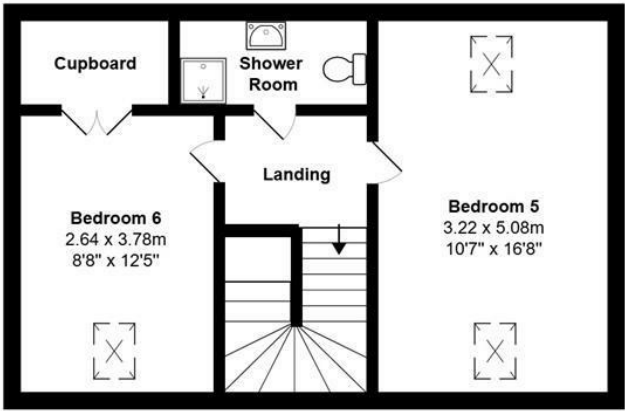
Floorplan



Ground Floor



First Floor



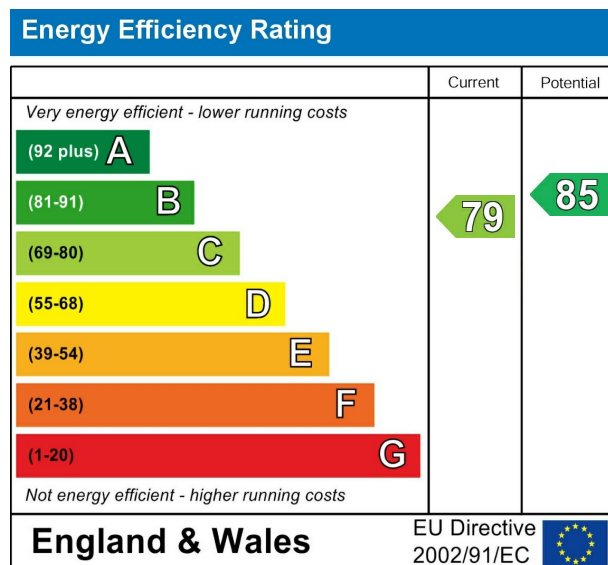
Second Floor







## EPC



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