

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

Magnolia Way  
Thirsk  
North Yorkshire  
YO7 3FU

Guide Price £340,000







## **Accommodation**

A recently constructed four double bedroom detached house, situated on a highly desirable Sowerby development and revealing a neutrally decorated, light and airy interior. The house offers spacious living spaces and a great size enclosed rear garden, perfect for family life.

Conveniently located for amenities, schools and transport links, including the A1 and A19, the property is also just a short drive from Thirsk train station.

On the ground floor there is an entrance hall with stairs rising to the first floor, good size main living room and an open plan kitchen/diner/family room, fitted with a modern kitchen and integrated appliances, whilst double doors lead to the rear garden. A utility and WC complete the downstairs layout. To the first floor there is a landing with storage cupboard, main bedroom with stylish ensuite shower room, three further double bedrooms and the house bathroom. The energy efficient property also features gas central heating and double glazing, whilst the windows are fitted with sleek shutters.

Stepping outside, there is an open lawned garden and driveway parking to the front of the house, plus an integrated garage for added convenience. A pathway leads to the side of the house, giving gated access to the enclosed west facing rear garden, ideal for purchasers with pets or children. The garden is part laid to lawn, whilst there are also two extensive patio areas and a timber gazebo, creating an ideal entertaining space.

Offered to market with no onward chain, an early viewing is advised on this delightful home, which is also sold with the balance of the new build warranty.



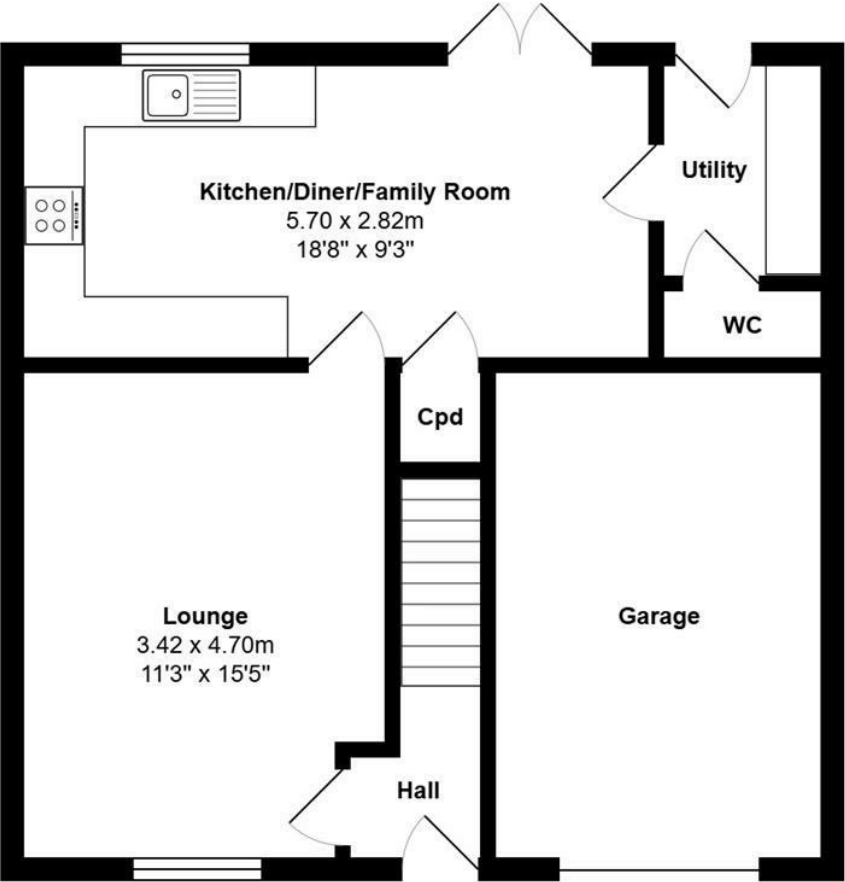




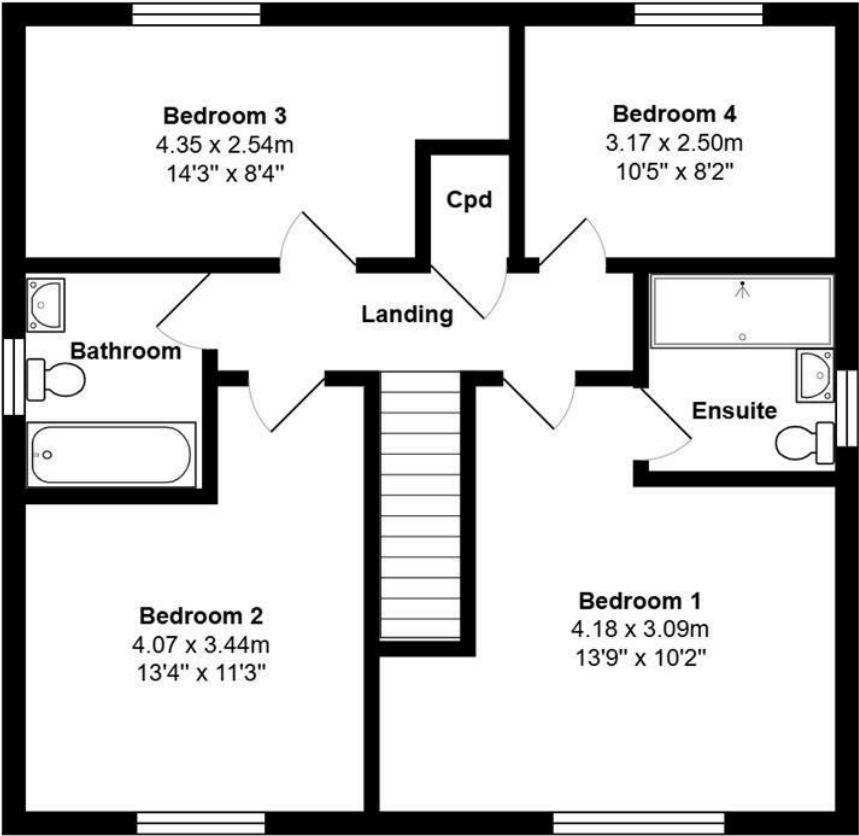




Floorplan



Ground Floor



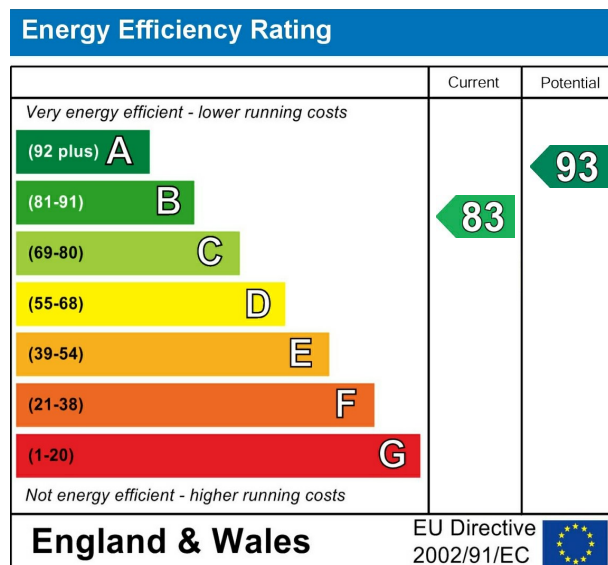
First Floor







## 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)

**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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