







**Accommodation** - A village located two/three bedroom detached bungalow, enjoying lovely views and great size plot, including an extensive range of outbuilding, which are sure to suit a number of uses.

The property reveals a flexible layout, whilst it has also been extended, with the addition of a solid roof conservatory. The property has been well maintained, whilst it does now offer the opportunity to update in areas. The good size plot also means the property undoubtedly offers extension potential, all subject to consents of course.

The property offers a fantastic setting, backing onto fields and providing a lovely outlook, whilst also being located in the highly sought after village of South Kilvington.

Located approximately a mile from Thirsk, South Kilvington is well served and offers a great community spirit, with a primary school, church and public house. The property is also ideally placed for road networks, including the A19 and A1(M), whilst Thirsk train station is also available close by.

The main entrance door leads into an entrance hall, with a handy storage cupboard and access to the living room, which is a good size and offers a large bay window and fireplace, fitted with a multi-fuel stove. There is an inner hallway with further storage and the kitchen, which is fitted with a range of modern Wren units and high quality appliances. Double doors lead into the conservatory, which enjoys views over the garden. There are three bedrooms (two good size double with fitted units and one with a side access door, offering the potential to be used as a dining room) and the fully tiled bathroom, which comes fitted with a white suite, including a bath with glazed screen and shower over. The property benefits from gas central heating and double glazing, whilst solar panels are also fitted.

Externally there is an open lawned garden the front of the property, whilst vehicle access is available to the driveway, carport and garages beyond. Gated access is available to the side of the bungalow, leading to the enclosed split level rear garden, which has been fully paved and designed with ease of maintenance in mind. A covered seating area makes the most of the views, to the bottom of the garden. Access is available to the extensive range of garages/workshops, plus a further store area to the rear.

An early viewing is advised on this fantastic village home, to appreciate the setting a potential on offer, with this chain free home.



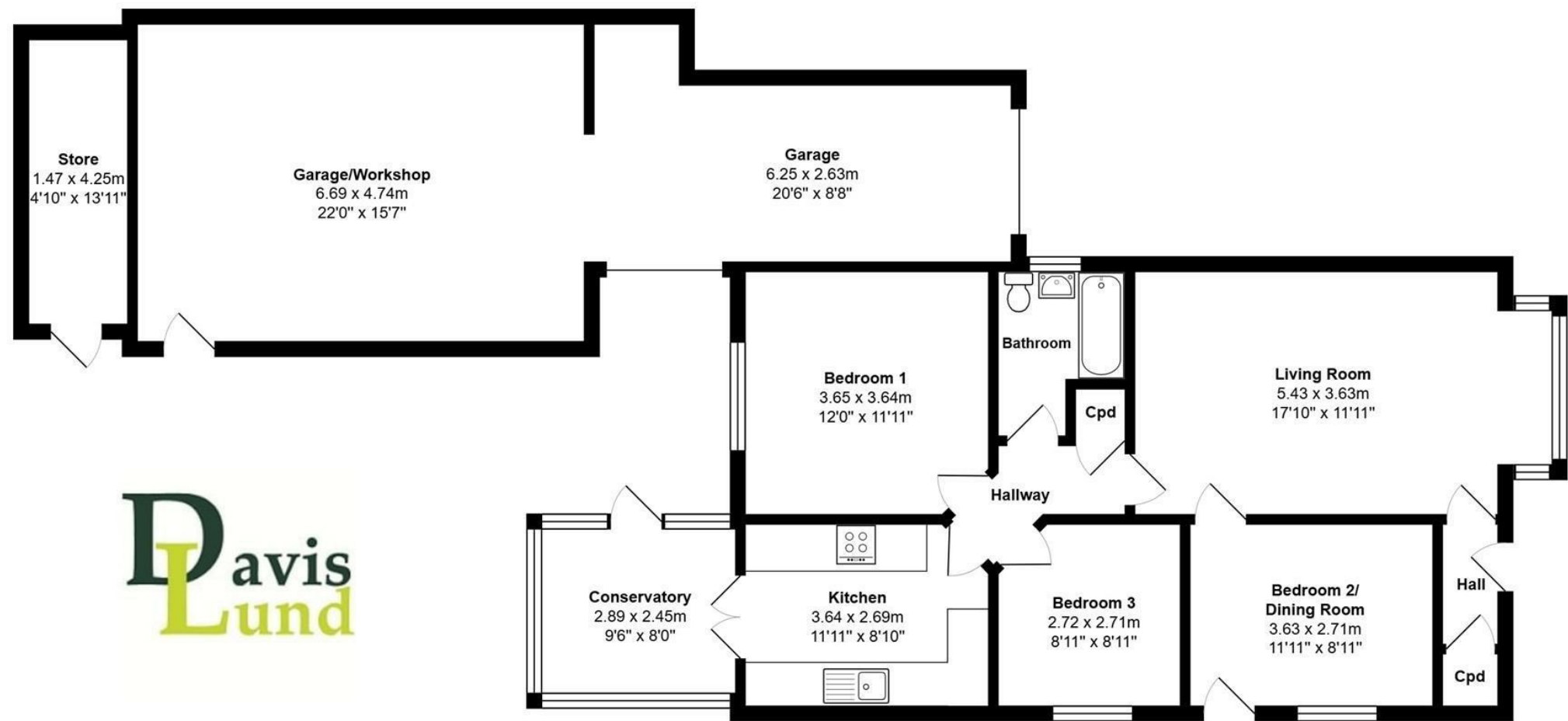








Floorplan



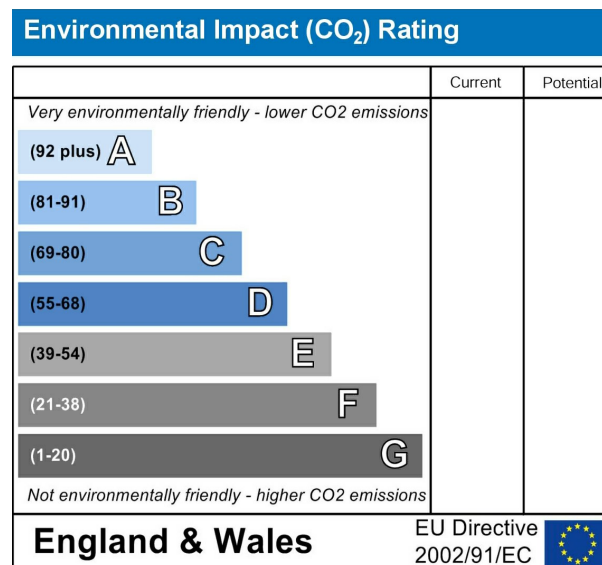
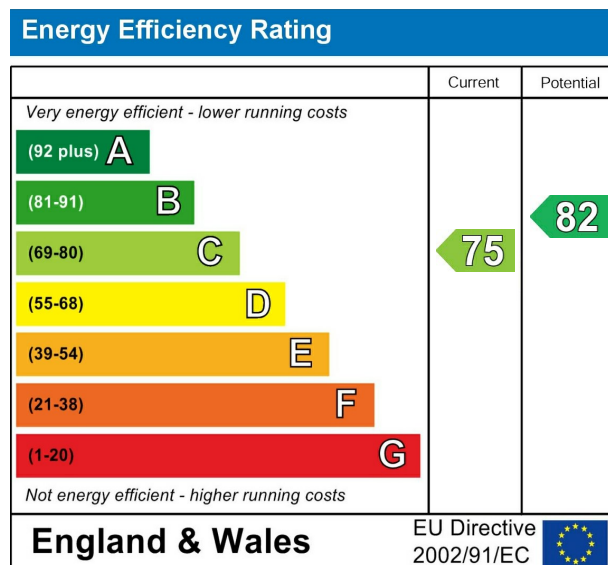
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## EPC



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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