

Davis
Lund

Evergreen Way
Sowerby
Thirsk
YO7 3FJ

Guide Price £360,000





Accommodation

Located on a highly sought after development, this immaculately presented four bedroom detached house reveals a spacious and stylishly decorated interior, whilst also offering a versatile family friendly layout and lovely enclosed garden.

The property is sold with the balance of the new build warranty still in place, whilst the house also offers double glazing and gas central heating, aiding a high energy efficiency rating.

Situated on a highly desirable development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away and a supermarket available very close by.

On the ground floor the main entrance door leads to an entrance hall, with stairs rising to the first floor, under stairs storage a WC/utility room and wood flooring. There is the living room to the rear of the house, with double doors leading to the rear garden, whilst a further multi-functional reception room adds versatility, ideal as a study or playroom. The stylish kitchen/diner comes fitted with a range of modern units and integrated appliances, whilst a breakfast bar is also incorporated. There is space for a dining table and double doors lead to the rear garden. To the first floor there is a landing with loft access and airing cupboard, main bedroom with fitted wardrobes and modern ensuite facilities, three further bedrooms and the part tiled house bathroom, fitted with a white suite.

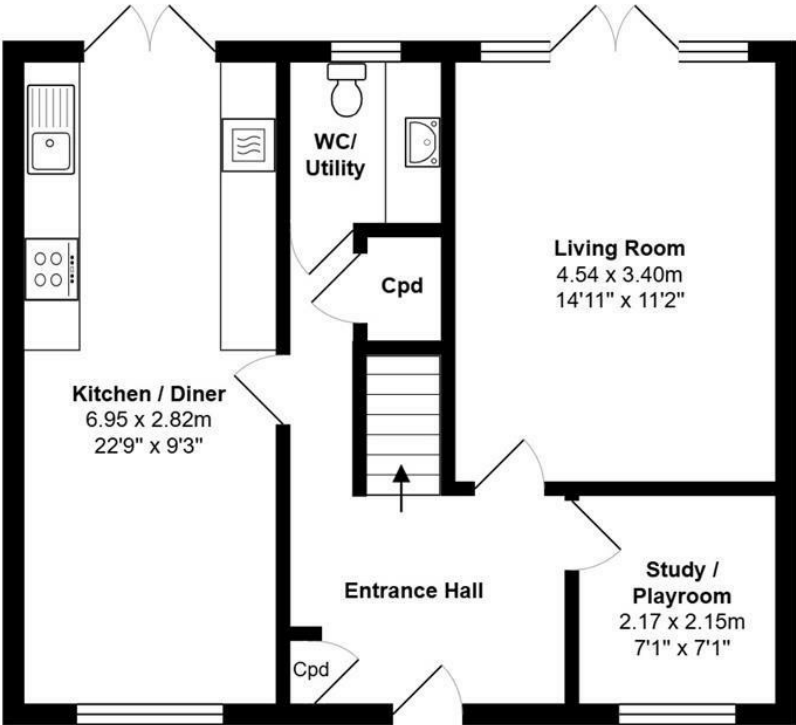
Externally, steps and a pathway lead to the front door, whilst a driveway provides parking and gives vehicle access to the single detached garage. Gated access leads to the great size rear garden, being fully enclosed by fenced boundaries, making it ideal for purchasers with pets and children. The garden is mostly laid to lawn, whilst also having a fantastic paved seating area, great for entertaining.

This modern and highly desirable home demands an internal viewing, to appreciate the family accommodation on offer.

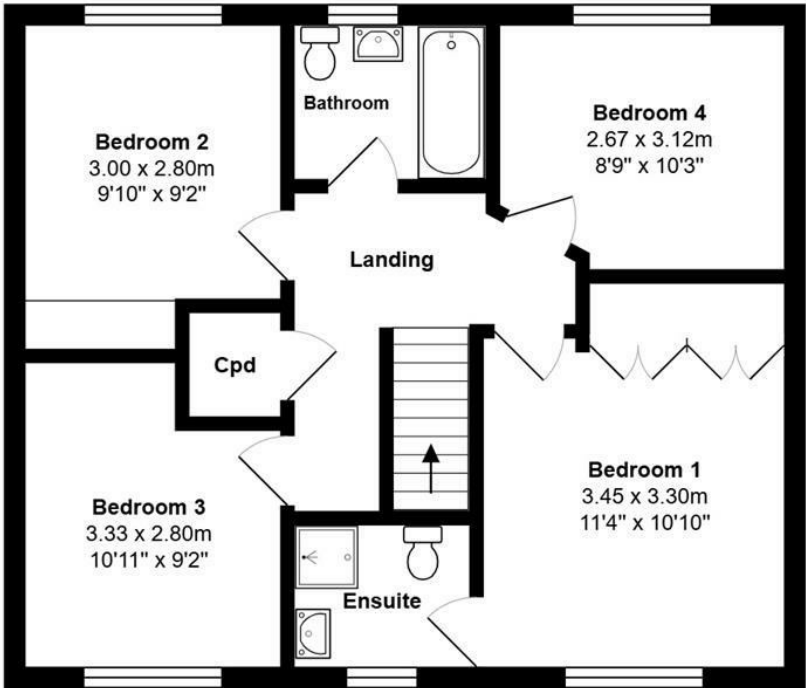




Floorplan



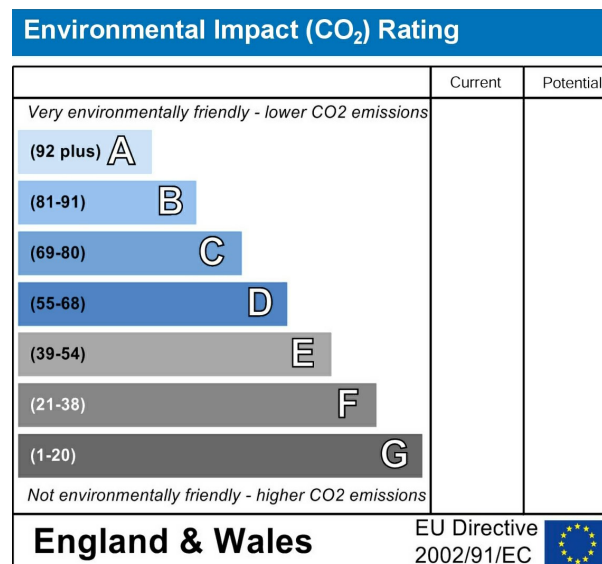
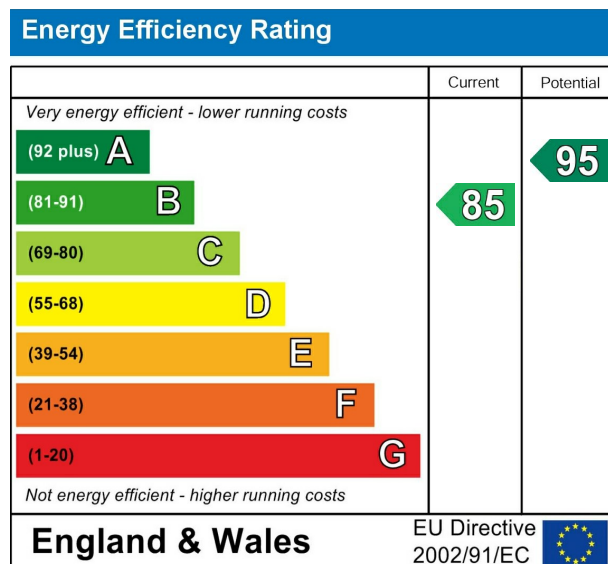
Ground Floor



First Floor



EPC



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

