

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

Woodland Way  
Sowerby  
North Yorkshire  
YO7 3SX  
Guide Price £425,000





## Accommodation

Located on a corner plot in a quiet cul-de-sac, 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, which is one of the biggest on the development.

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. The house has been much improved since purchase, including landscaped gardens and an upgraded kitchen, whilst the property now feels homely and luxurious.

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 and a cloakroom WC, all with porcelain tiled 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/family room comes fitted with a range of modern units, integrated appliances and quartz worktops, whilst a breakfast bar and tiled floor are 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.

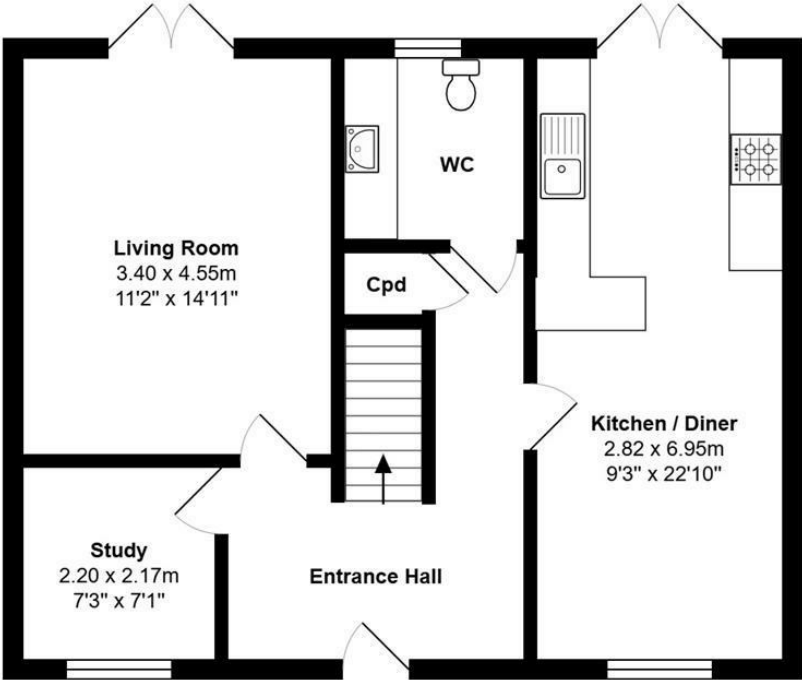
Externally, the front garden is mostly laid to lawn with flower beds and a pathway leads to the front door, whilst a block paved driveway provides parking and gives vehicle access to the single detached garage. Gated access leads to the great size rear garden, being fully enclosed by fenced boundaries, making it ideal for purchasers with pets and children providing a good degree of privacy. The garden is mostly laid to lawn, whilst also having a fantastic seating area, with porcelain flagstones and a covered pergola, great for entertaining and outdoor living all year round.

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

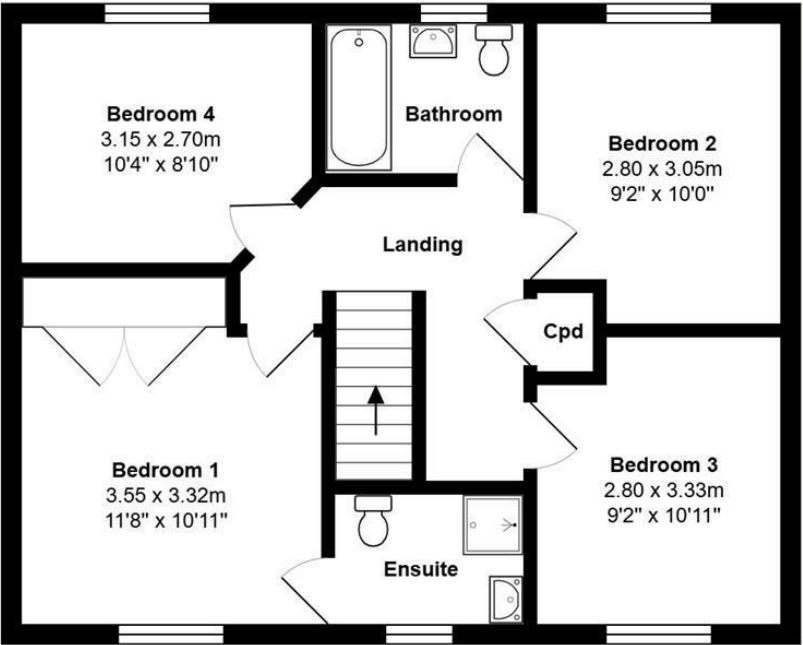




Floorplan



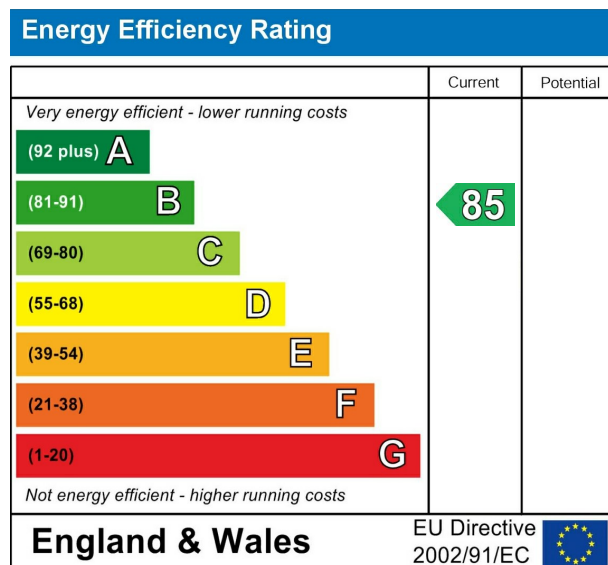
Ground Floor



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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