





Accommodation

An immaculately presented, stylishly decorated five bedroom detached home, located on a quiet cul-de-sac, close to Thirsk town centre.

The current owners have completely have much improved the property in recent years, with substantial modernisation, including a stylish open plan kitchen/diner/family room. The property also offers a fantastic main bedroom, with a walk-in wardrobe and modern ensuite.

The property's location is well served, with an array of shops and amenities readily available, being less than a mile from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short walk away.

Entering the property, there is a lovely entrance hall, with access to a WC, study/playroom with understairs storage, stairs rising to the first floor and an integral garage, which has been partially converted into a separate utility area. There is an impressive kitchen/diner/family room, leading through double doors to the fantastic main living room, with a vaulted ceiling, large skylights and double doors leading to the garden. The kitchen comes fitted with a range of modern units, including integrated appliances and a breakfast island. Rising to the first floor, there is a spacious landing, four light and airy double bedrooms, one offering a ensuite shower room and a part-tiled family bathroom. fitted with a white suite. The second floor offers a generous size, neutrally decorated main bedroom, with a fully tiled shower room and a walk in wardrobe.

Externally, the front of the property is partly laid to lawn, with a driveway providing parking and access to the garage/store. There is gated access and pathway to the side of the house, leading to the fully enclosed rear garden, which is mostly laid to lawn with a decked entertainment area, complete with covered pergola, perfect for outdoor socialising. To the side of the property, there is space for further outdoor storage. The property also benefits from double-glazing throughout and gas central heating.

Properties of this calibre are rare to market in this price bracket and an early viewing is advised on this turn-key property.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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