

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

Swan Way  
Thirsk  
North Yorkshire  
YO7 3SN

Guide Price £375,000







## Accommodation

An immaculately presented four bedroom detached family home, tucked away on a highly sought after development and offering a prime plot, with beautiful landscaped gardens.

This property is sold with the balance of new build warranty in place and the house has also undergone a number of upgrades since being built, including upgraded tiling, kitchen units and the addition of solar panels. The house reveals a light and airy interior, offering a flexible layout, which is sure to suit a range of purchasers.

The location is well served, with an array of shops and amenities readily available, being approximately 1.5 miles 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 drive away.

On entering the property, there is a welcoming and spacious entrance hall, with stairs rising to the first floor, handy under stairs storage and a cloakroom/WC. There is a lovely lounge, complete with electric fire and bay window, whilst the kitchen/diner/family room offers space for entertaining and it comes fitted with a range of modern units and appliances, upgraded from the standard. The kitchen also provides access to the separate utility room and the lovely rear garden through double doors. Rising to the first floor, there is a roomy landing with access to the boarded loft. The airy main bedroom is fitted with a part tiled ensuite shower room and vanity unit, whilst there are two further double bedrooms and an additional single bedroom. The family bathroom is part tiled and fitted with a white suite, including a bath with shower and glazed screen over.

Externally, the front garden is mostly lawned with shrub borders. There is a driveway to the side of the property, giving access to the single garage and providing parking for multiple vehicles. To the rear, there is a good size garden mostly laid to lawn, with stocked flower beds and a storage shed. The enclosed garden offers a patio area, perfect for outdoor dining and entertaining. The house also benefits from gas central heating, high performance double glazing throughout, all aiding a high energy performance rating and making for an energy efficient home.

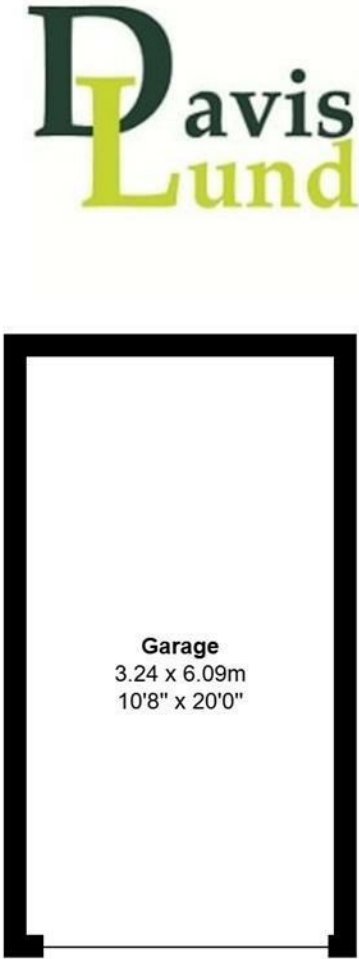
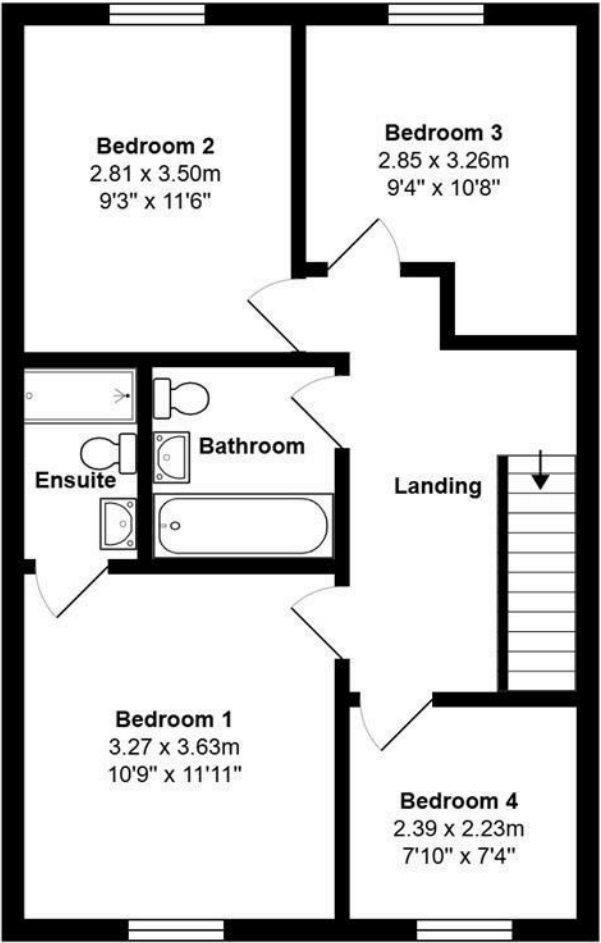
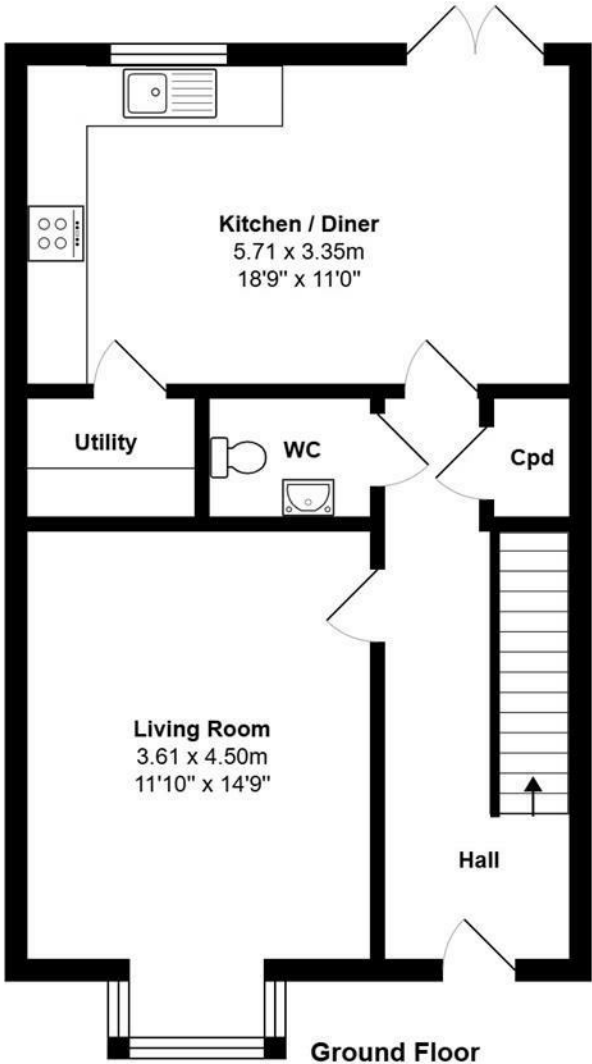








Floorplan



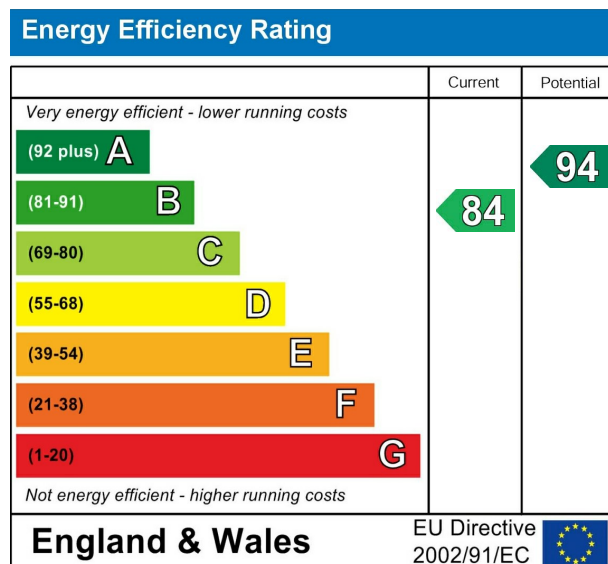
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## EPC



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