







## Accommodation

An immaculately presented, detached three bedroom home, occupying a prime position on a highly sought after development. The property offers a fantastic layout, perfect for family living.

Sold with the balance of new build warranty in place, the property offers an open outlook to the front, with a fully enclosed garden and driveway parking.

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 there is a welcoming entrance hall with WC and stairs rising to the first floor. The spacious kitchen/diner is fitted with a range of modern units and appliances, whilst there is also space for a dining table and double doors leading to the garden. The light and airy living room offers a double aspect and completes the downstairs layout. To the first floor, there is a good size landing with loft access, three double bedrooms and family bathroom. The generous main bedroom offers a handy storage cupboard and ensuite, fitted with a white suite, including a large shower cubicle. There are two further good size double bedrooms and the part tiled family bathroom, again fitted with a white suite.

Externally, there is an open plan lawned garden to the front of the property, with a paved pathway leading to the front door. To the side of the house, there is a driveway offering parking for two cars. The rear garden is a real delight, mostly laid to lawn, and has been upgraded by current owners, now offering a covered pergola with space for outdoor dining, hot tub and useful storage shed.

The house benefits from the modern features you would expect from a recently built home, including a high energy efficiency rating, aided by double glazing and a modern combi gas central heating boiler.

Properties of this quality are rare to market in this price bracket; an early viewing is advised on this lovely family home.

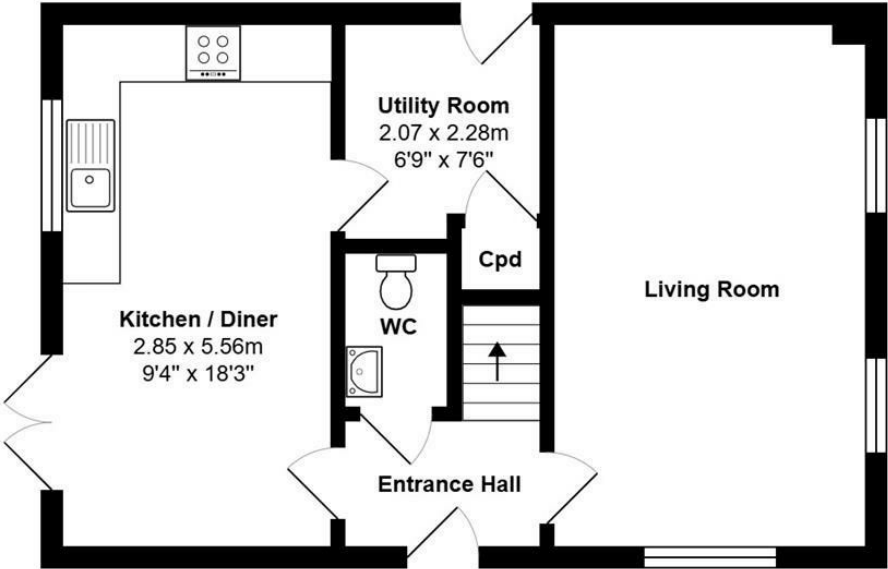




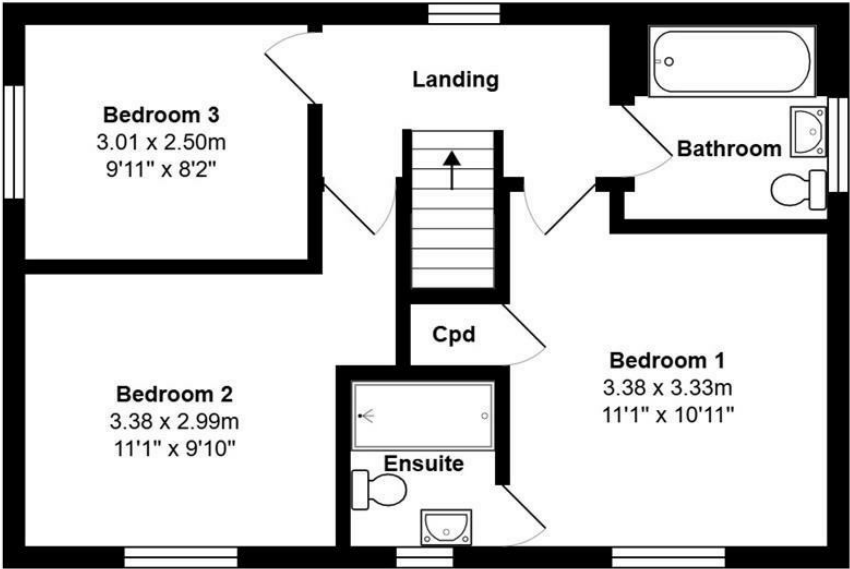




Floorplan



Ground Floor

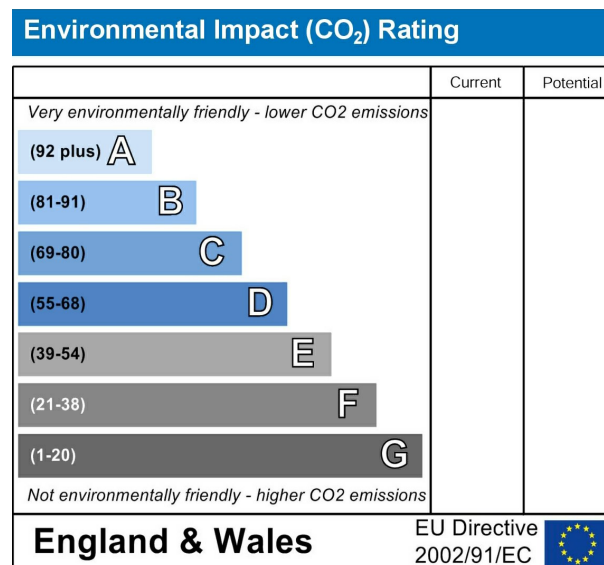
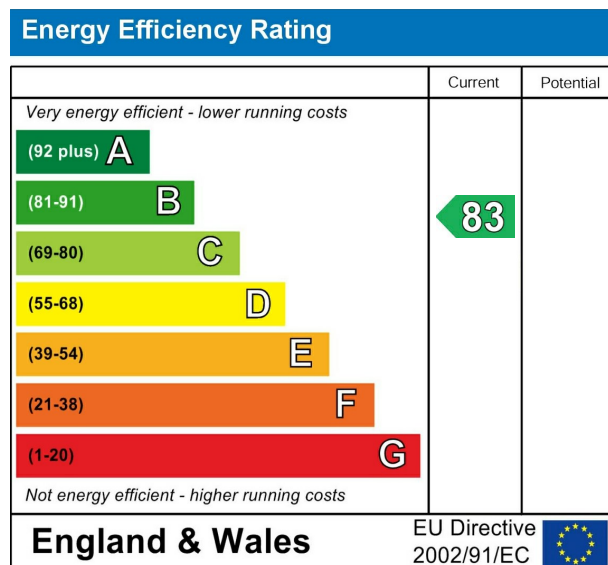


First Floor





## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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