

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

Larch Wood Close  
Thirsk  
North Yorkshire  
YO7 3FL

Guide Price £395,000





## **Accommodation**

Immaculately maintained throughout and upgraded from the standard finishings, this beautifully presented four bedroom detached home 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 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, understairs storage, WC and parquet wood flooring. The living room is a great size, with a bay window flooding the room with natural light. Spanning the full width of the house, the kitchen/diner is a fantastic size, stylishly fitted with modern units and integrated appliances. There is space for a dining table and double doors lead to the rear garden. From the kitchen, a pantry/utility room adds to the convenience. To the first floor, there is a spacious landing with loft access, 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 a paved pathway leading to the main entrance door, whilst a driveway provides parking for multiple vehicles and gives vehicle access to the single detached garage with EV charger, electric door and access from the garden. 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 and outdoor dining. A timber built shed provides further outdoor storage.

Beautifully presented throughout, this modern and highly desirable home demands an internal viewing to appreciate the great accommodation on offer.



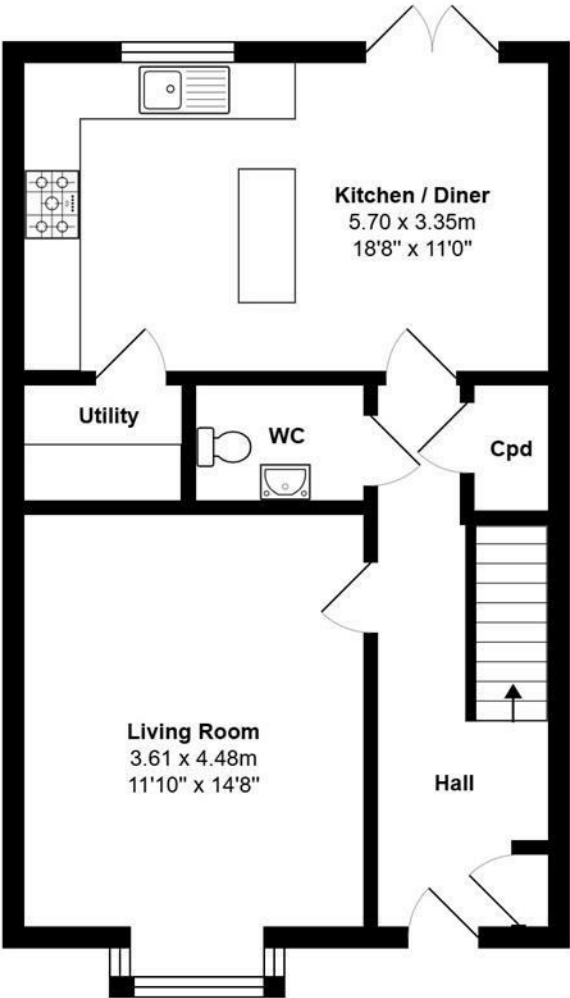


Floorplan



**Garage**  
3.22 x 6.02m  
10'7" x 19'9"

Garage



**Kitchen / Diner**  
5.70 x 3.35m  
18'8" x 11'0"

Utility

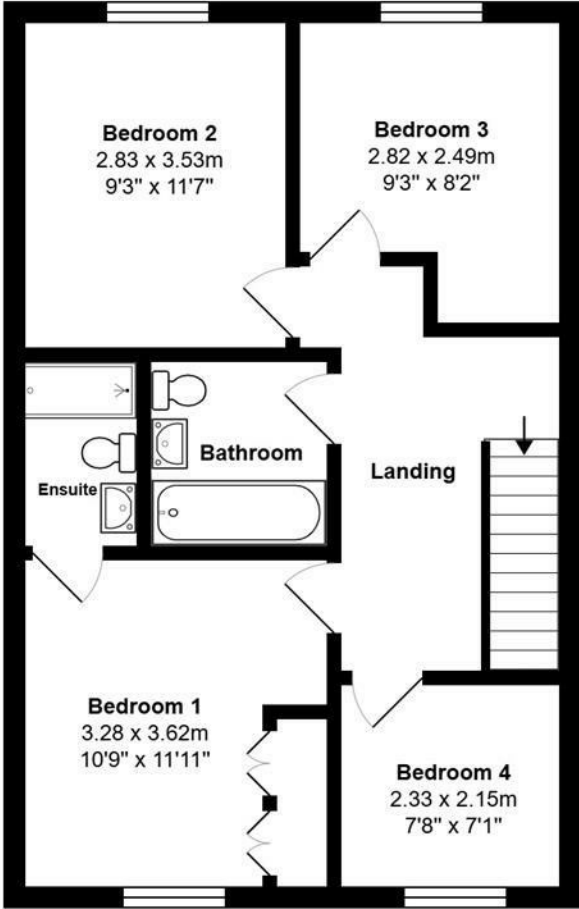
WC

Cpd

**Living Room**  
3.61 x 4.48m  
11'10" x 14'8"

Hall

Ground Floor



**Bedroom 2**  
2.83 x 3.53m  
9'3" x 11'7"

**Bedroom 3**  
2.82 x 2.49m  
9'3" x 8'2"

Ensuite

Bathroom

Landing

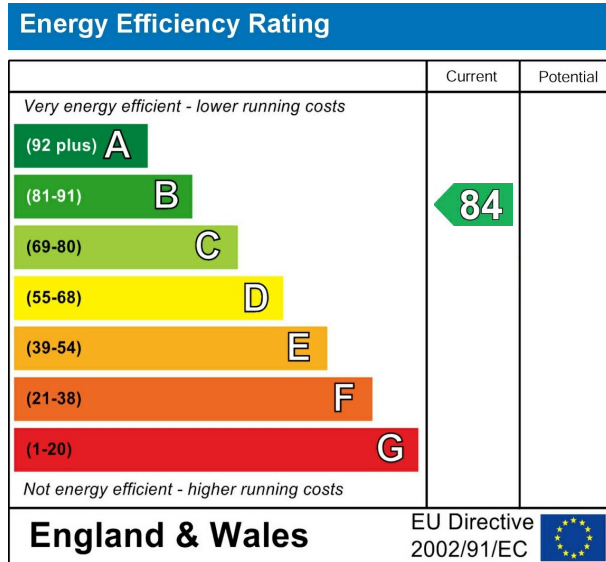
**Bedroom 1**  
3.28 x 3.62m  
10'9" x 11'11"

**Bedroom 4**  
2.33 x 2.15m  
7'8" x 7'1"

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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