Davis Lund

Heather Place
Thirsk
North Yorkshire
YO7 3FY
Guide Price £375,000











Accommodation

An immaculate and spacious four-bedroom detached home, occupying a prime position within a highly sought-after residential area of Sowerby. Offering four double bedrooms, generous driveway parking for multiple vehicles and presented in turnkey condition, this delightful home is sure to appeal to a variety of purchasers.

The location is well served by an array of shops and amenities, with Thirsk town centre approximately 1.5 miles away. Lovely countryside walks are available on the doorstep, whilst the property is also ideally positioned for commuters, with convenient access to nearby road networks and Thirsk train station just a short drive away.

Entering the property, there is a spacious entrance hall with stairs rising to the first floor, space for hanging coats, useful understairs storage and a downstairs WC. Double doors lead into the airy living room, where a large bay window floods the space with natural light. The kitchen/diner enjoys a delightful outlook over the rear garden, with patio doors providing access. There is ample space for a dining table, whilst the kitchen is stylishly fitted with a range of units and integrated appliances including a gas hob, electric oven and grill, extractor fan, fridge-freezer, dishwasher and washer-dryer. An island with breakfast bar is also incorporated, providing the perfect spot for informal dining and further storage. Rising to the first floor, there is a landing with loft access and a useful storage cupboard, a generous main bedroom with modern en-suite facilities, three further double bedrooms, two of which benefit from fitted wardrobes, and the family bathroom. The bathroom is part-tiled and fitted with a white suite, including a bath with handheld shower. The property benefits from gas central heating and high-performance double glazing throughout, contributing to an impressive B-rated energy performance certificate.

Externally, there is a tarmac driveway providing parking for multiple vehicles, together with access to the EV charging point and integral garage, which benefits from power, lighting and a rear access door. To the rear, the garden is predominantly laid to lawn and fully enclosed, making it ideal for families and pet owners alike, whilst a gate allows access to the driveway. There is also a small patio entertaining area, whilst the garden offers scope for further landscaping to suit the purchaser's requirements.

Homes of this quality and finish are rarely available at this price point. Offering generous accommodation for its price bracket, an early viewing is strongly advised to fully appreciate all that this delightful home has to offer.









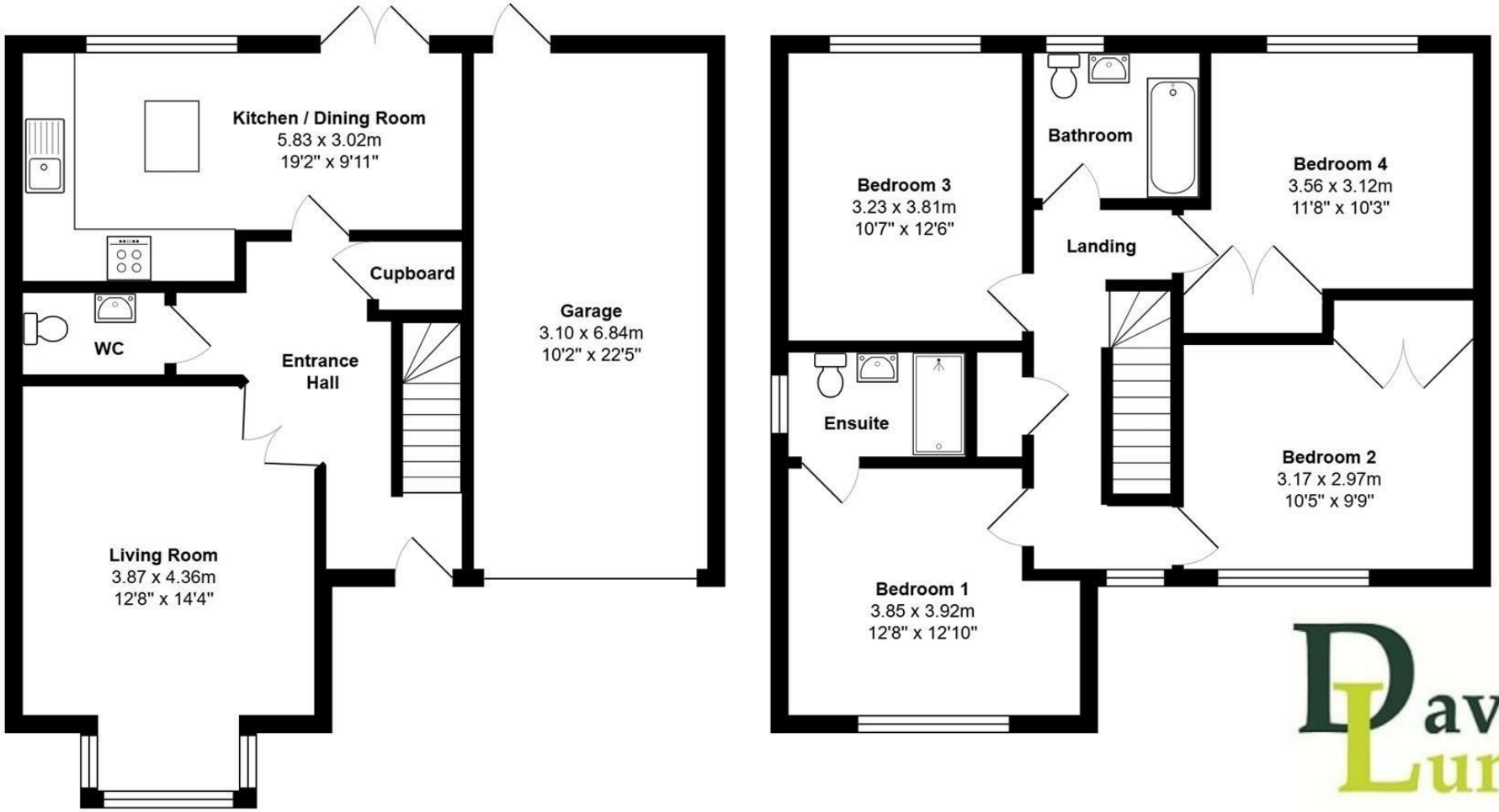



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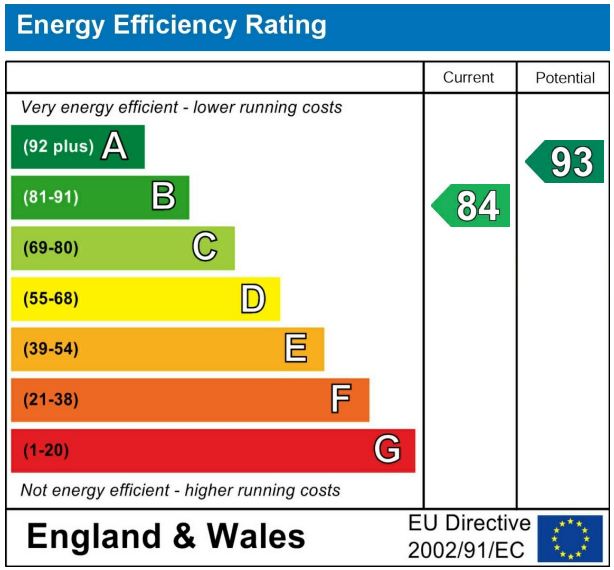
Floorplan

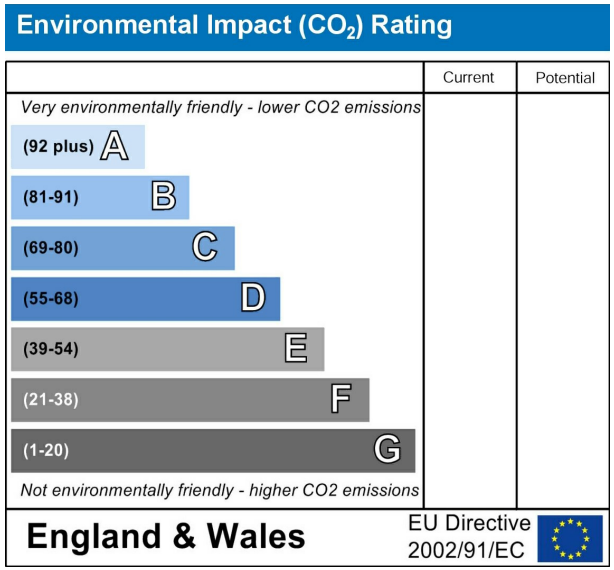

Kitchen / Dining Room
5.83 x 3.02m
19'2" x 9'11"
Cupboard
WC
Entrance
Hall
Garage
3.10 x 6.84m
10'2" x 22'5"
Living Room
3.87 x 4.36m
12'8" x 14'4"
Bedroom 3
3.23 x 3.81m
10'7" x 12'6"
Bathroom
Bedroom 4
3.56 x 3.12m
11'8" x 10'3"
Landing
Ensuite
Bedroom 2
3.17 x 2.97m
10'5" x 9'9"
Bedroom 1
3.85 x 3.92m
12'8" x 12'10"





EPC





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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