



Magnolia Way, Sowerby, Thirsk, YO7 3FU

£369,950

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Combining aesthetically pleasing design, excellent thermal efficiency and beautifully appointed accommodation, this eye-catching property perfectly epitomises the benefits of a new build home but has the distinct advantage of already being occupied by diligent first owners.

Located on the popular Sowerby Gateway development, this particular plot was specifically chosen for its favourable position at the end of a cul-de-sac, with the advantages of a generous garden, ample parking and quieter location. The property was also specified from new with thoughtful extras and upgraded features which add to the quality and convenience. An open-plan, living/dining kitchen forms a stunning centre-piece to the house, with double doors to the rear garden allowing seamless indoor/outdoor living. The generously proportioned and versatile accommodation is also complimented by four good size bedrooms and luxurious bathroom fittings.

Immaculately maintained and beautifully presented throughout, this could be the ideal home for a wide range of discerning buyers who appreciate the convenience and ease of an established, ready-made home in a prime position. Further reassurance is provided by the remainder of the two year builder's warranty and the remainder of the 10 year NHBC guarantee.





Step into the central hall and you'll see the staircase straight ahead and a useful downstairs toilet. The sitting room projects a calm and restful ambience, perfect for relaxing with family or guests, and has a walk-in bay to the front.

If a contemporary, open-plan kitchen is a priority, then look no further. Thoughtfully configured for maximum enjoyment of the garden and combining great versatility, convenience and style, this light and sociable living/dining kitchen offers an attractive range of units with ample storage and workspace together with a premium range of Bosch integrated appliances. A utility handily links to the driveway and offers further practical storage space, an integrated washing machine and the central heating boiler.

The spacious theme continues on the first floor landing. Bedroom one features a luxury en-suite shower room with large shower and heated towel rail. The three further good size double bedrooms are complimented a superbly appointed and stylish house bathroom.

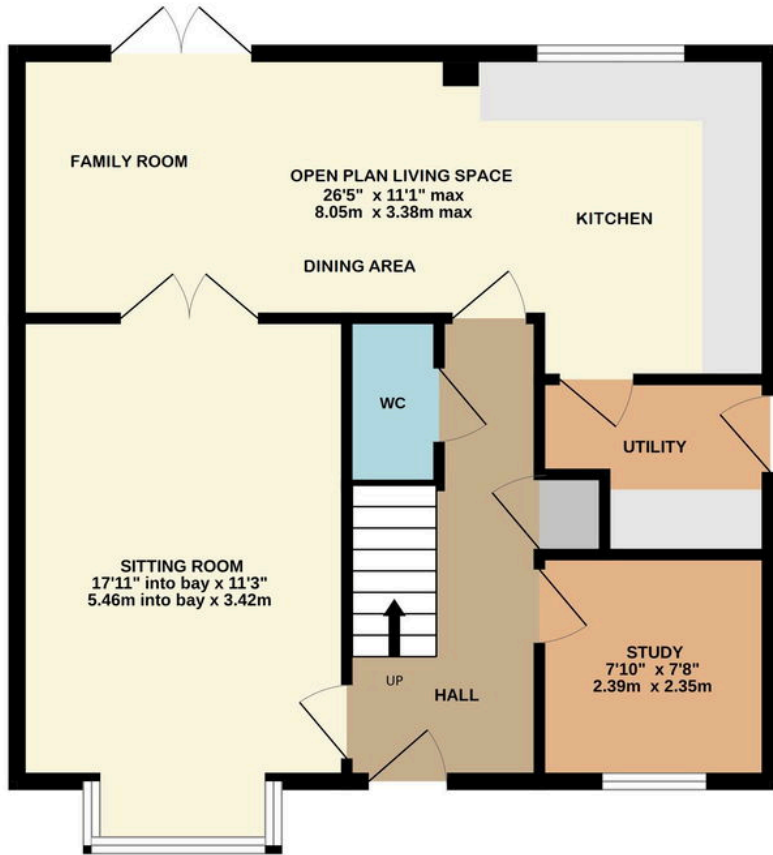


There is a lawned garden to the front and a tarmac driveway leads to the single garage. The enclosed rear garden provides a paved patio, pathway and a generous lawn, ready for the new owners to make into their ideal outside space.

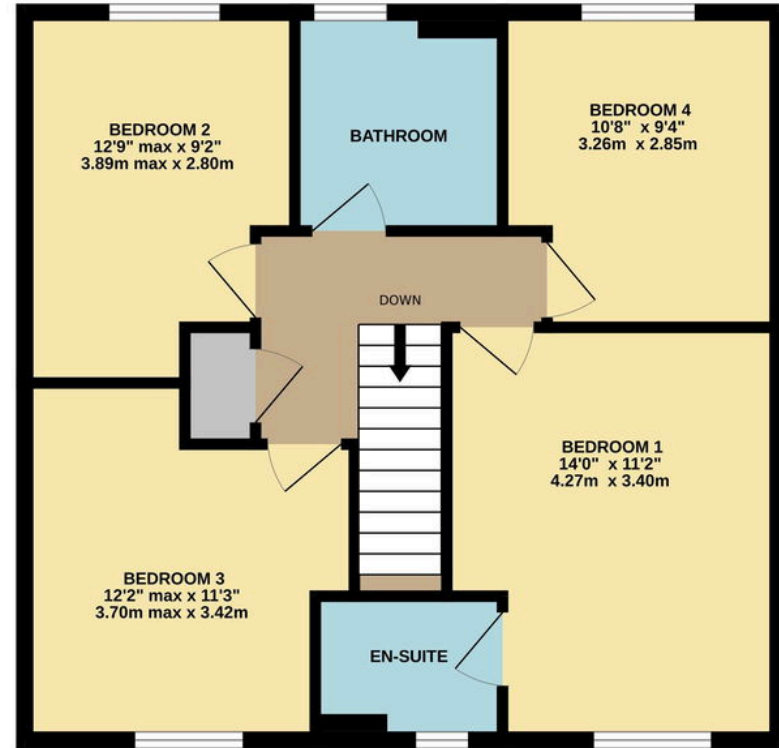
The house sits in an excellent position within an attractive new development on the edge of Sowerby village just a few moments from open countryside. The immediate area is served by a local supermarket and is conveniently placed for the historic market town of Thirsk where you can find excellent shops, leisure facilities, schools and racecourse. Commuters and regular travellers can take advantage of the station in Thirsk and the A19 which provides excellent connections throughout the region and links with the A1(M).



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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