



Grove Dene Carlton Miniott, Thirsk YO7 4NJ  
£425,000



**JOPLINGS**  
Property Consultants



# GROVE DENE CARLTON MINIOTT

£425,000

## THIRSK, YO7 4NJ

A well presented and individual detached bungalow, situated in the popular location of Carlton Miniott. The property has been beautifully updated throughout, and offers spacious accommodation spanning over 1248 square ft. On entrance to the property you are greeted by a light and airy entrance hall, leading through to the lounge, an open plan dining kitchen and separate utility, flowing in to the conservatory with stunning views over the professionally landscaped garden and beyond. The property has two double bedrooms, and a contemporary family bathroom.

Carlton Miniott is a well positioned village on the outskirts of Thirsk, with fantastic transport links from Thirsk Train Station with a direct route to London, and road links to the A19 and A1. Amenities include a local shop and post office, public houses and a highly regarded primary school.

Viewing is highly recommended.

### Entrance Hall

Front entrance door. Doors leading through to the internal accommodation.

### Lounge

Double glazed bow window to the front and double glazed window to the side. Feature fireplace with a gas fire and wood surround. Radiator.

### Dining Kitchen

A characterful and modern kitchen, with a range of base and wall units, with coordinating oak work surfaces and a Belfast sink. Integrated double oven and hob, shelving and feature wood beam. Radiator. Archway leading in to the conservatory.



### Utility and WC

Part glazed rear entrance door and side light window. Oak work surface with a Belfast sink. Plumbing for a dishwasher and dryer. Door leading in to the WC, comprising of a low level flush WC and hand wash basin.

### Sun Room

Double glazed windows and roof. French patio doors leading out to the rear garden. Radiator and room for dining table and chairs.

### Bedroom One

Double glazed window and radiator.

### Bedroom Two

Double glazed window and radiator.

### Family Bathroom

Double glazed window. Four piece modern suite, comprising of a bath, shower cubicle, low level flush WC and hand wash basin. Part tiled walls and flooring. Cast iron radiator.

### Garage

Large full length garage with a double glazed window, fully clad walls and ceiling. Double doors to the front. Side door for pedestrian access.

### External





To the front of the property is a beautifully landscaped garden with a partial brick wall boundary. It is mainly laid to lawn, with a variety of mature shrubs and trees, and flowered borders. The property also has a large tarmac driveway with parking for numerous vehicles. To the rear of the property it is also mainly laid to lawn and professionally landscaped, with a paved patio area perfect for entertaining guests, a gravelled area, a pond and a lovely summerhouse. Additionally is a partial fenced boundary, with a pruned hedge and a variety of flower beds and mature trees.





# FLOOR PLANS

Grove Dene, Carlton Miniott, Thirsk  
 Approximate Gross Internal Area  
 Main House = 129 Sq M/1389 Sq Ft  
 Garage = 28 Sq M/301 Sq Ft  
 Total = 157 Sq M/1690 Sq Ft

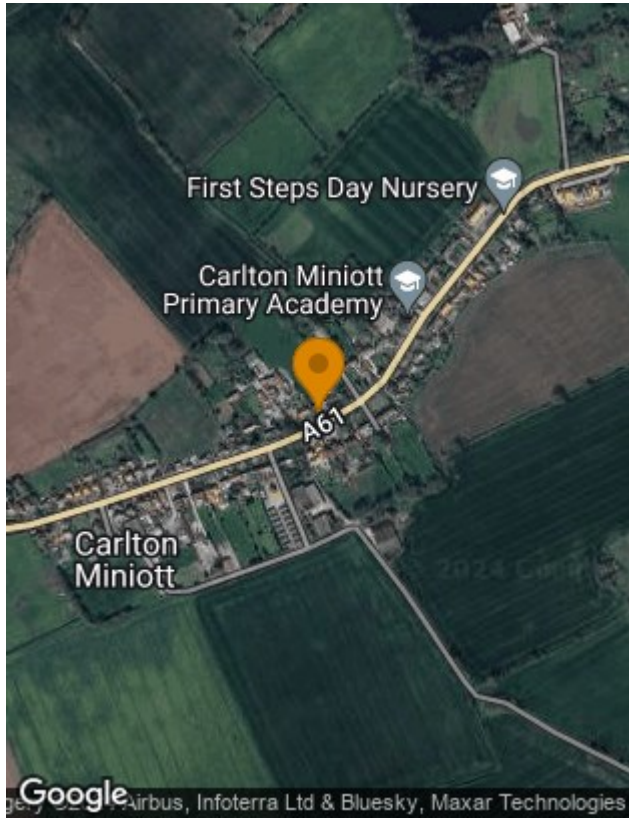


Ground Floor

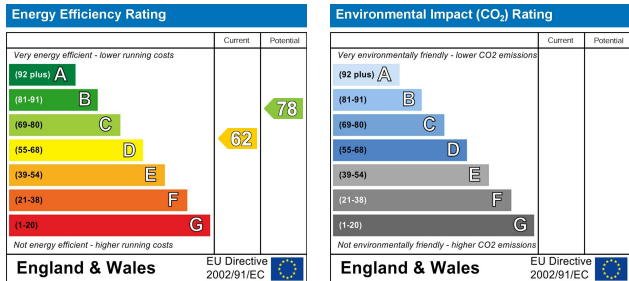
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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# LOCATION MAP



# ENERGY PERFORMANCE GRAPH



# VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

## Joplings Property Consultants

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