



1 Meadow Lane, Thirsk, YO7 3QN
Chain Free £449,950



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Near completion is this stunning home, one of only two, located in the delightful village of Asenby. With no exceptions on quality, exquisite and versatile accommodation set over two floors, brilliant design which incorporates the gardens into the home, this property will attract attention and we are seeking clients that can proceed immediately. We would request that appointments are made through the office and discourage people from entering this private lane without consent.



The Village Of Asenby

A delightful village which offers a tranquil location and also excellent access to the motorway network. This area offers reputable schools, superb eating establishments and, in the neighbouring village of Topcliffe, a local post office, doctors' surgery and primary school. A short distance from the market town of Thirsk, this is an ideal opportunity for those who wish to reside in an active village setting.

Surrounding Area

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:

TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description

Upon entering the home, the large reception hall allows access to all of the ground floor accommodation with a staircase to the first floor. However, you are immediately drawn to the hardwood herringbone flooring as its striking pattern illustrates the overall depth of this home which can not be appreciated from an external visit.

With two large double bedrooms to the front elevation, one bedroom has the advantage of a spacious ensuite shower room which is ideal for guests or indeed 'future proofing' the home. The other bedroom may also serve as a further reception room if required.

The hub of this home is the dining kitchen which offers a bespoke range of fitted units with white quartz with accents of copper work surface, a host of fitted appliances and ample space for both dining and entertaining. There is also a large slide door opening onto the

extended patio and the developers have opted for a large Lantern in the ceiling of the kitchen which allows further natural light and night sky into this fabulous room. Furthermore, with the kitchen and also living room doors open, the patio connects these two rooms allowing the gardens to become a further reception room.

Accessed from the reception hall is a serviceable utility room and completing the downstairs is cloakroom which comprises wash hand basin sink and w.c.

On the first floor, the landing leads to both bedrooms which have very large windows to the south elevation which capitalise on the south facing position of the home for natural light. Both bedrooms also have ample wardrobe space with double fronted doors.

Completing the first floor is the bathroom which comprises a walk-in shower, freestanding bath, contemporary wash hand basin set in a vanity and also w.c. This room is finished with large tiled flooring and also up lighting for ambience and two large sky light windows.

Externally, the gardens are very secure and the developer has created an ideal seating area to the rear which may be accessed from both the kitchen and also the living room. There are of course fenced borders and a large lawn garden.

The detached garage with this property comprises a roller door entry, power, light and also an electric car charging point.

Important information

Accessed from the main road, there is a shared drive between the two properties built by this developer with joint access and also shared upkeep. The drive is gravelled.

Disclaimer

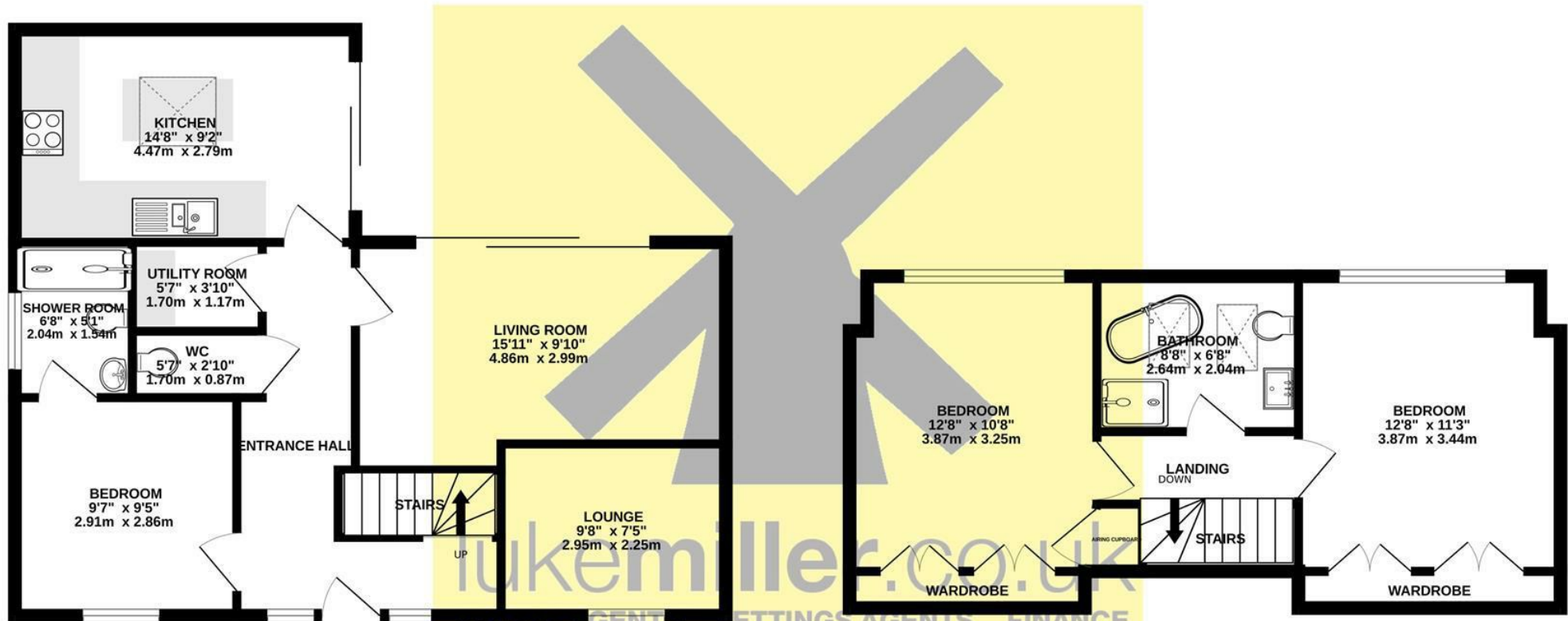
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GROUND FLOOR

1ST FLOOR



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