



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**4 Evergreen
Way, Thirsk,
YO7 3FJ
Price Guide
£394,950**

This exceptional family residence offers well-proportioned living space across two levels, complemented by a spacious rear garden. Additionally, it boasts generous off-road parking and a garage. We strongly advise arranging a viewing for this property.



The Property

Upon entering the home, the expansive hallway opens to a generous living room, sitting room, and dining kitchen. The hallway also provides access to the cloakroom/utility room and the staircase leading to the first-floor rooms.

The living room can comfortably fit a large four or five-piece suite and features double doors that open to the rear garden, creating an ideal space for entertaining. Additionally, this house model includes a sitting room that can double as an office or craft room if needed.

At the heart of the home is the spacious dining kitchen, complete with double doors to the garden and a front-facing window. It is equipped with a modern, upgraded selection of base and wall units, a variety of integrated appliances, and ample work surface area.

The designated dining space can accommodate a sizeable dining table and chairs, and there is enough room for an island or breakfast bar installation without significantly affecting the floor space.

The ground floor also houses the utility/cloakroom, which includes a toilet, wash hand basin, plumbing, and space for a washing machine, complemented by a work surface with a ceramic sink and plentiful electrical outlets at work surface level.

The first floor features four well-proportioned bedrooms, with the primary bedroom boasting a contemporary en suite shower room.

The family bathroom presents a modern white suite that includes a bath with a thermostatic shower above, a pedestal-mounted wash hand basin, toilet, tiled surround, and a window.

Outside at the front, there is an attractive garden with a manageable lawn and a pathway leading to the front door, alongside a large driveway and garage. The driveway provides off-road parking for two cars, and the garage has an up-and-over door, as well as power and lighting.

At the rear, the vendors have fitted a flagstone patio perfectly

positioned for enjoying the evening sun, thanks to the garden's orientation. The expansive central lawn is great for families and gardening enthusiasts, with an additional space behind the garage that could be perfect for a vegetable or fruit garden.

The property is freehold
Council: North Yorkshire
Tax Band: E
EPC: B
E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/8006-3486-3932-6927-2203>

The village of Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

The market town of Thirsk

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.

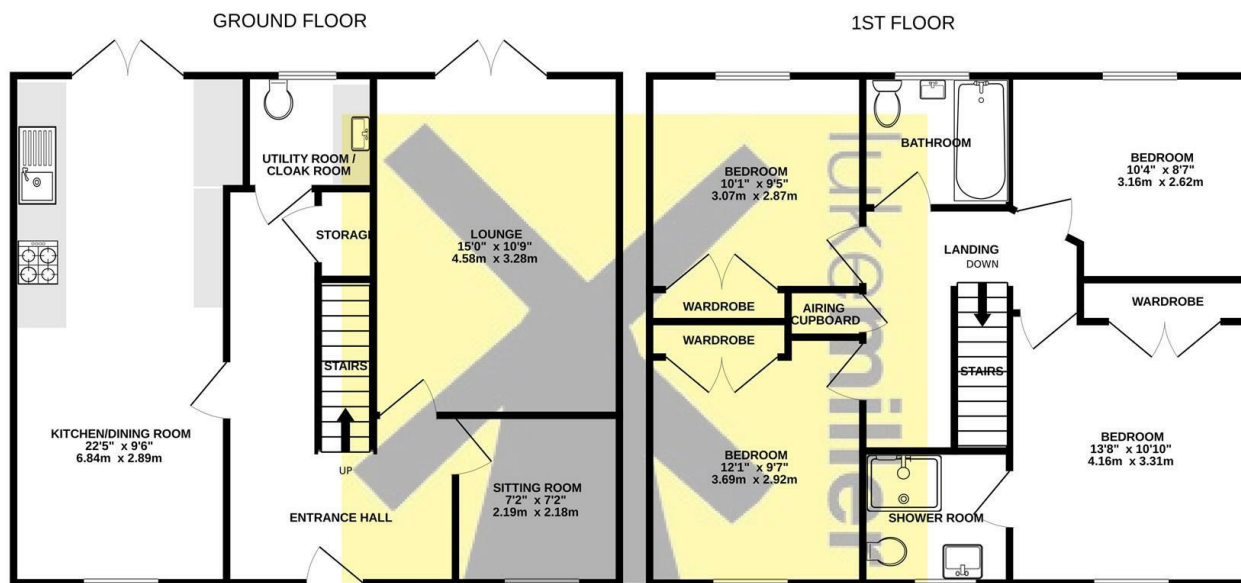
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

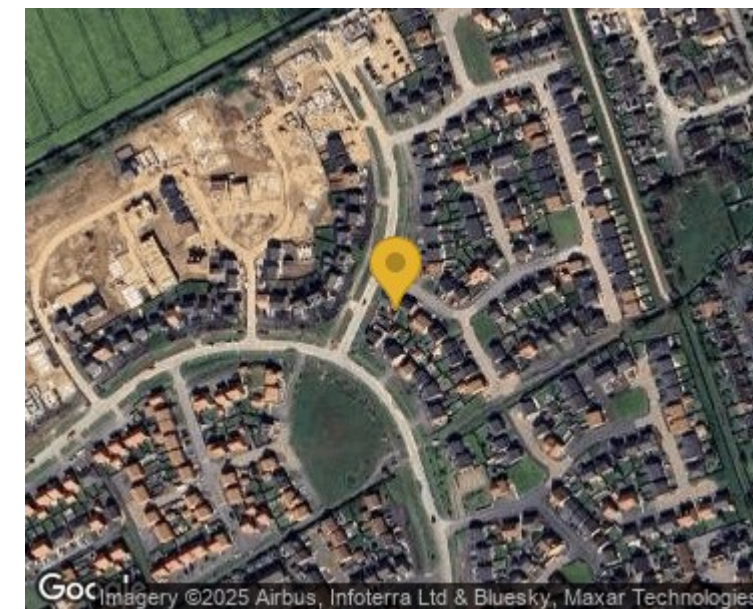
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