



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



57A Saxty Way, Thirsk, YO7 1SF  
Guide Price £814,995

BD23 PPR



Luke Miller & Associates are delighted to be working with Rouse Homes to present Paddock Gardens, a captivating development featuring just five, exquisite, detached houses in Thirsk. These luxurious 4 and 5-bedroom homes offer a perfect opportunity for growing families or those seeking an abundance of living space in a sought-after Thirsk location.



**Location**

Paddock Gardens is nestled in Sowerby, Thirsk, a charming market town boasting stunning scenery. Situated between the Yorkshire Dales and the North York Moors, Thirsk offers endless possibilities for outdoor adventures. The town's rich history is evident in its beautiful architecture and cultural attractions.

Paddock Gardens is an enchanting development featuring just five exquisite detached houses. These luxurious four and five-bedroom homes provide a perfect fit for growing families or those seeking an abundance of living space in a sought-after Thirsk location. The development's proximity to "Good" Ofsted-rated primary and secondary schools offers the peace of mind that any family seeks.

Explore the bustling marketplace, savour delicious local fare, and experience the warm and welcoming Yorkshire spirit.

**Stylish Kitchen**

Symphony fully fitted kitchen in a choice of ranges with premium solid backed cabinets which include soft-close hinges to doors and drawers  
Choice of 20mm Silestone worktops with matching upstands & splashback to hob  
Kitchen Island with flip up socket & overhang for extra seating  
Integrated AEG appliances including double oven, microwave, dishwasher and full separate fridge & freezer  
A range of storage solutions including pull out larder unit & pull-out bin  
Satin chrome LED downlights  
Brushed chrome finish to electrical accessories  
Integrated under counter wine cooler  
Utility  
Base units to match kitchen  
Silestone worktops & upstands  
Undermount composite sink  
Fitted electrical and plumbing points for washing machine & tumble dryer

**Bathroom & Ensuite**

Porcelanosa wall tiles half height to all walls(Full height to shower walls)  
Porcelanosa floor tiles throughout

Ideal Standard floating vanity unit & basin  
Chrome towel radiators  
Low profile shower cubicles with frameless door, rainfall shower head and handset wand  
Contemporary white sanitary ware

**Interior Rooms**

Oak style internal doors and half-glazed door to kitchen  
A range of contemporary door handles  
Extra high ceilings throughout  
Oak handrail and newel post to staircase  
Urbano by Symphony fitted wardrobe to master bedroom with glide sliding doors  
Electrical Fittings and Home Entertainment  
Master media point to lounge including coax TV aerial, BT phone point, SKY satellite points & 2x CAT6 cables for hard wired internet  
Secondary media points to living area & bedroom 1 including coax TV aerial & 1x CAT6 for hard wired internet  
Double external double socket  
Mode 3 Type 2 electric car charging port  
Power and light to garage  
Heating & Insulation  
Underfloor heating to ground floor  
Air source heat pump & hot water cylinder  
Chrome ladder radiators to bathroom & en-suites  
Programmable room thermostats for each zone of the house  
Cavity wall/ loft insulation to meet building regulations

**External Finish**

Anthracite composite front door  
Anthracite aluminium bi-fold/patio doors  
High performance double glazed white PVCU windows with white fittings & locks  
Automated electric garage door  
Turf to front and rear garden  
Full width patio to rear of property  
2m closeboarded plot division fence  
Block paved driveway  
Hot and cold feed outdoor tap

**Security & Peace of Mind**

Composite front/side doors with high security ironmongery, multi-point locking system and cylinder  
Perimeter lighting with dusk to dawn PIR facility  
LED security floodlight above bi-fold/French doors with dusk

to dawn PIR facility  
Smoke, heat & carbon monoxide alarms  
Security alarm with PIR sensors protecting all external entrances and garage

**Please Note:**

NOTE:  
There are also a range of optional extras which can be purchased subject to build stage. These extras and their costs can be found on the Rouse Homes Customer Extras List.

All information correct at time of update. As part of our policy of continuous product development, Rouse Homes reserve the right to modify or alter the specification to a similar or improved specification. This information is for general guidance only and does not form part of a contract. UPDATED 09/03/2021.

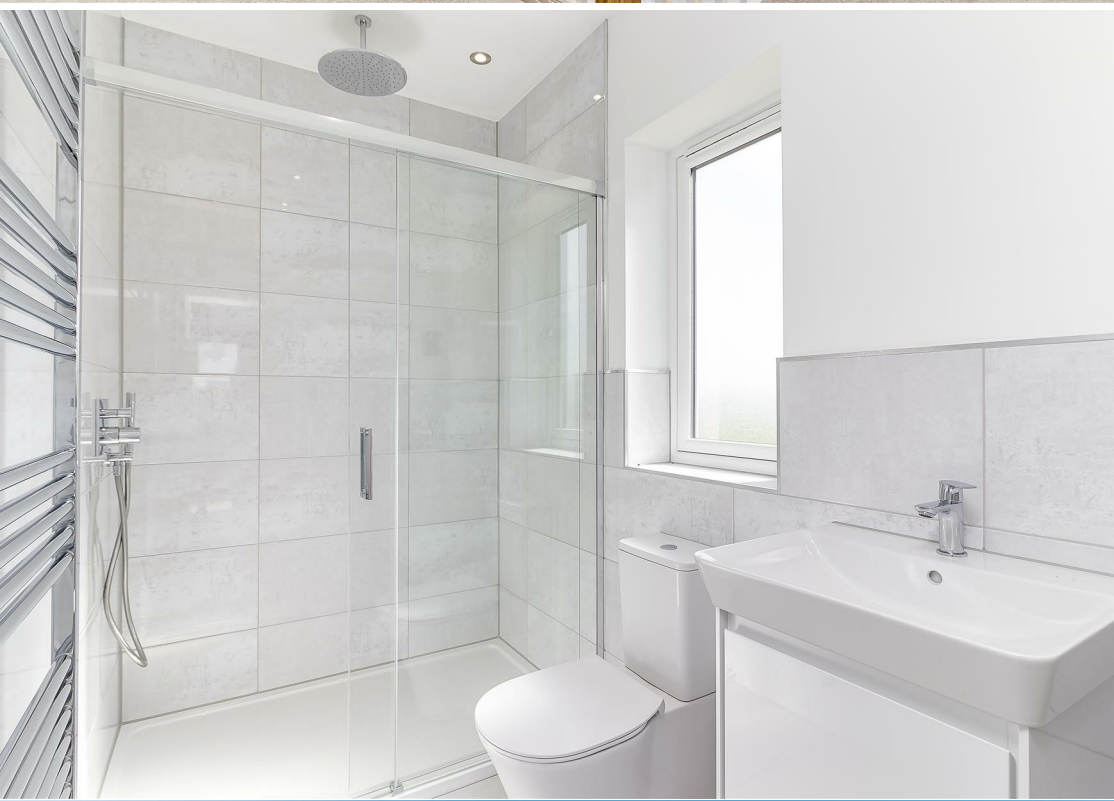
Customers own tradesmen / equipment will not be permitted in the plot prior to legal completion.

**Disclaimer**

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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| GROUND FLOOR     | WIDTH ( MAX) |       | DEPTH ( MAX) |       |
|------------------|--------------|-------|--------------|-------|
| LOUNGE           | 3.6M         | 11'8" | 5.8M         | 19'2" |
| SNUG             | 3.5M         | 11'5" | 3.1M         | 10'2" |
| KITCHEN / LIVING | 10.6M        | 34'8" | 4.3M         | 14'1" |
| DINING           | 3.1M         | 10'2" | 2.4M         | 7'9"  |
| W/C              | 1.2M         | 4'0"  | 1.8M         | 5'9"  |
| UTILITY          | 3.3M         | 10'8" | 1.8M         | 5'9"  |



| FIRST FLOOR | WIDTH ( MAX) |       | DEPTH ( MAX) |       |
|-------------|--------------|-------|--------------|-------|
| BED 1       | 3.6M         | 11'8" | 6.1M         | 20'1" |
| EN-SUITE    | 1.5M         | 4'9"  | 2.5M         | 8'2"  |
| BED 2       | 3.5M         | 11'5" | 5.1M         | 16'7" |
| EN-SUITE    | 1.5M         | 4'9"  | 2.9M         | 9'5"  |
| BED 3       | 3.2M         | 10'5" | 4.3M         | 14'1" |
| BED 4       | 3.6M         | 11'8" | 3.3M         | 10'8" |
| BED 5/STUDY | 3.5M         | 11'5" | 3.3M         | 10'8" |
| BATHROOM    | 3.3M         | 10'8" | 2.1M         | 6'9"  |
| STORE       | 1.9M         | 6'2"  | 0.9M         | 4'0"  |





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