



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Derwent House
5 Turkhan Close
Thirsk
YO7 1GA
Price Guide £485,000

Situated in a quiet residential close among similar-sized properties, this spacious family home stands out with its generously sized bedrooms, highly flexible living accommodation, and large, private south-facing gardens. With the added benefit of a double garage and ample parking, this property is a must-see. Viewings are essential.



The Property

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Entry into the reception hall provides access to the majority of the accommodation. The lounge, positioned at the rear of the property, features a wood-burning stove as the focal point, while double doors open to the impressive rear gardens. Adjacent to the lounge, the dining kitchen is well-appointed with base and wall units, a range of fitted appliances, and excellent countertop workspace.

Leading from the kitchen, the utility room offers coordinating units, necessary plumbing, and a side access door. Additionally, a secondary living room, currently utilised as a bedroom by the vendors, enhances the home's flexibility. Completing the ground floor is a cloakroom and access to the integral double garage.

On the first floor, there are four generously sized bedrooms, with the primary bedroom benefiting from an en-suite shower room. A second bedroom features a large built-in wardrobe, providing excellent storage. Centrally located, the family bathroom is fitted with a modern white three-piece suite.

Externally, the gardens are both private and beautifully designed. With extended seating areas, peaceful spots offering views back towards the house, and a spacious, sheltered entertaining area, the outdoor space is perfect for hosting family and friends in all seasons.

Also included in the sale is a large insulated shed with the added benefit of electricity. Currently used as a relaxation space, it also offers excellent potential for a home office if required

To the front, a professionally installed block-paved driveway provides ample off-road parking for multiple vehicles and easy access to the large double garage.

The property is freehold

Council: North Yorkshire

Tax Band: E

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8005-7427-3960-6457-6926>

The market town of Thirsk

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

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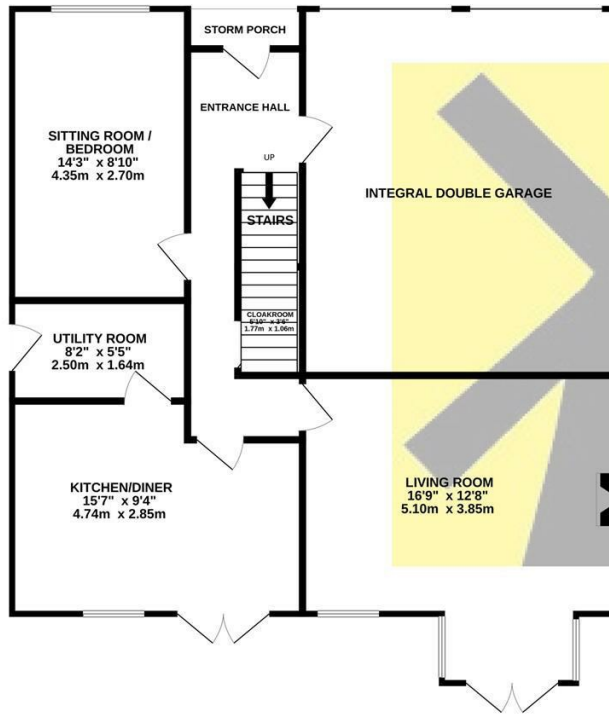
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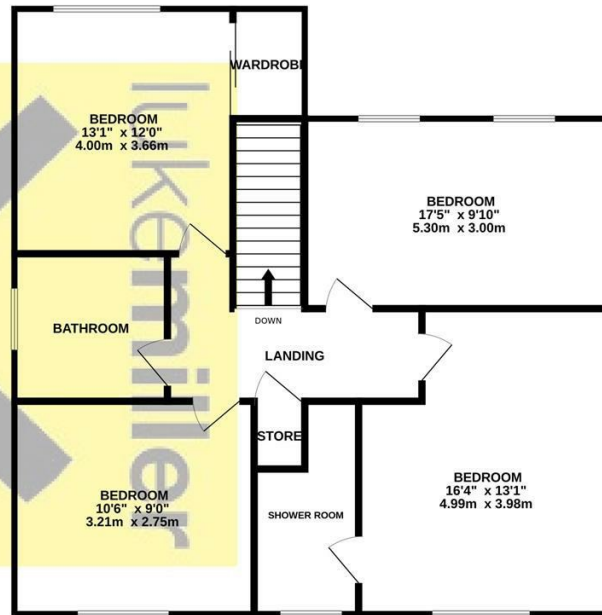




GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 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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