



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



55c Saxty Way, Thirsk, YO7 1SF
Guide Price £614,995

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.

- New Build
- Floor Area 1695sq Ft
- Stylish Kitchen
- Luxury Bathrooms
- Sensational Internal / External Finish
- Air source Heating
- Underfloor Heating to GF
- Garage



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 Kitchens

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 Finish

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
Flooring is not included

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	3.7M	12'1"	4.7M	15'4"
DINING	3.1M	10'2"	3.6M	11'8"
LIVING	3.1M	10'2"	3.6M	11'8"
KITCHEN	3.6M	11'8"	4.9M	16'1"
UTILITY	2.2M	7'2"	2.5M	8'2"
W/C	1.0M	3'3"	2.1M	6'9"

FIRST FLOOR	WIDTH (MAX)		DEPTH (MAX)	
BED 1	3.6M	11'8"	4.5M	14'8"
EN-SUITE	2.2M	7'2"	2.2M	7'2"
BED 2	3.7M	12'1"	3.5M	11'5"
EN-SUITE	2.7M	8'9"	1.4M	4'6"
BED 3	3.0M	9'8"	4.0M	13'3"
BED 4/STUDY	3.0M	9'8"	3.2M	10'5"
BATHROOM	2.7M	8'9"	2.0M	6'6"
STORE (ST)	1.0M	3'3"	0.8M	2'6"
STORE (ST)	0.9M	2'9"	0.8M	2'6"





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