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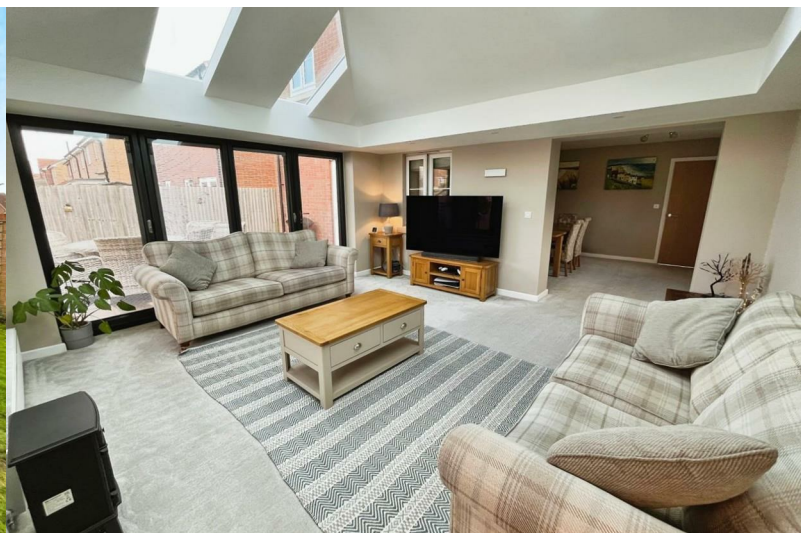
Honeysuckle Way

Sowerby, Thirsk, YO7 3SH

Offers Over £405,000



Council Tax: E



20 Honeysuckle Way

Sowerby, Thirsk, YO7 3SH

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Deceptively spacious four bedroom detached home located in the popular Sowerby Gateway development. The property has been carefully extended to ground floor level to create an impressive living room looking over the enclosed rear garden. The home boasts good sized and well planned accommodation throughout briefly comprising: dining kitchen, two reception rooms, cloakroom and garage with utility area. To the first floor there is a master bedroom with en-suite, three further generous bedrooms and modern house bathroom. Standing in a corner plot with a pleasant outlook over the communal green, the property enjoys enclosed rear gardens and driveway parking for three cars.

Entrance Hall

Composite door with glazed side panel opening from the front of the property. With useful cloaks cupboard, under stair store, doors off to dining kitchen, living room, WC, garage and stairs off to first floor.

Dining Kitchen

16'4" x 8'9" (5 x 2.69)

Fitted with a range of modern white floor and wall mounted units with matching work surfaces and integrated appliances including; Dishwasher, fridge freezer, electric oven, gas hob with extractor over and stainless steel sink with mixer tap. Double glazed bay window from dining area to side elevation and two further double glazed windows to front and side aspects. Central heating radiator.

Dining Room

18'1" x 16'6" (5.53 x 5.03)

Spacious reception room with double glazed window

to side aspect and central heating radiator. Open to living room creating a flexible space adaptable to family life.

Living Room

15'10" x 15'2" (4.83 x 4.64)

An impressive and bright living space with double glazed windows to garden aspects, roof lights which provide further natural light and bifolding doors opening to the patio area. Central heating radiator and T.V aerial points.

Cloakroom

White suite comprising wash hand basin and low flush WC.

First Floor

Landing

Doors off to all bedrooms and house bathroom. Airing cupboard and access to loft space.

Bedroom One

16'5" x 7'10" (5.01 x 2.41)

With three double glazed windows and central heating radiator.

En-suite

Fitted with white suite comprising; wash hand basin, low flush WC and walk-in shower cubicle. Heated towel rail, extractor and double glazed window.

Bedroom Two

12'0" x 9'9" (3.68 x 2.98)

Double glazed window and central heating radiator.

Bedroom Three

11'4" x 9'0" (3.46 x 2.76)

Double glazed window and central heating radiator.

Tel: 01845 440044

Bedroom Four

9'8" x 7'4" (2.97 x 2.26)

Double glazed window and central heating radiator.

Bathroom

Fitted with white suite comprising wash hand basin, low flush WC and panelled bath with shower and screen over. Heated towel rail, double glazed window and ceramic tiled floor.

Garage & Driveway

19'10" x 10'0" (6.07 x 3.05)

Integral garage with access door from the hallway. Fitted with a useful utility area comprising; base units with stainless steel sink over, space and plumbing for washing machine and wall mounted central heating boiler. Door to rear garden, vehicular access to driveway with up and over door.

Tarmac driveway providing ample parking for three cars.

Gardens

Standing in a corner plot with outlook over a pleasant communal green.

The enclosed rear garden offers an Indian Stone patio, lawned garden with flower borders and wooden shed.

Lawned border to the front of the property with a flowed bed bordering the tarmac driveway.



Road Map



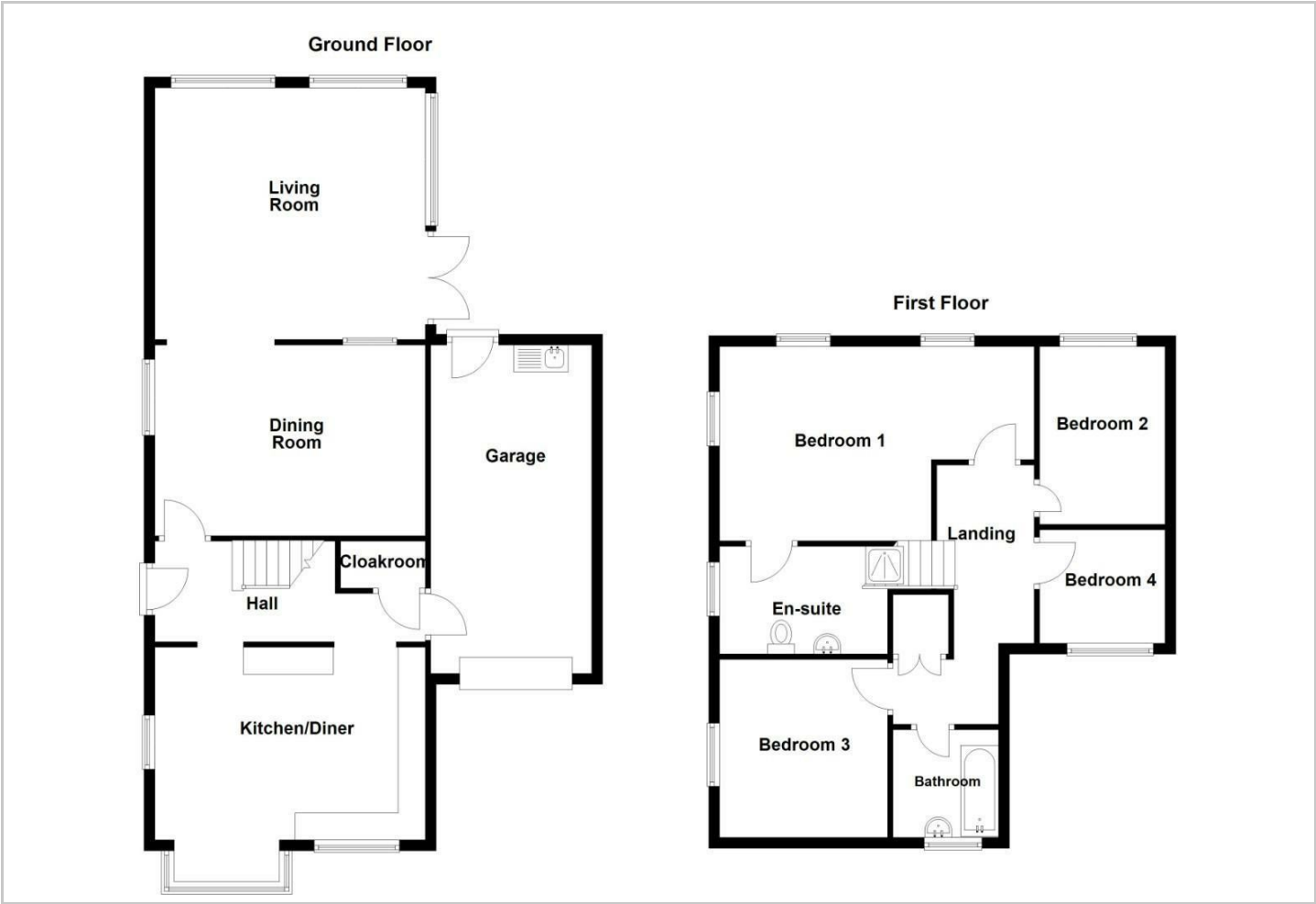
Hybrid Map



Terrain Map



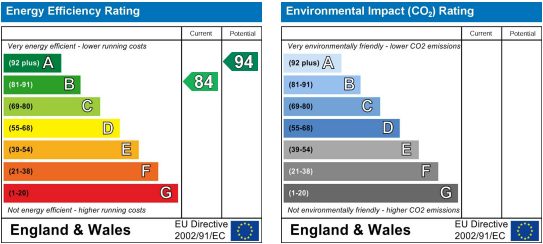
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.