



**James Winn**  
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

[www.jameswinn.co.uk](http://www.jameswinn.co.uk)

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

[thirsk@jameswinn.co.uk](mailto:thirsk@jameswinn.co.uk)



## 11 Poplar Crescent, Sowerby Thirsk YO7 3QA

An opportunity to purchase this stunning, modern detached five bedroom, three bathroom property located at the end of a private road with no passing traffic. Situated on a great sized plot on the Sowerby Gateway development the property is conveniently located within walking distance of local amenities and Thirsk Market Place. Over two floors the spacious & well presented accommodation comprises of an entrance hall with storage cupboard, a snug with dual aspect windows, a great sized lounge with electric fireplace, a huge living, dining kitchen with integrated appliances & patio doors to the garden, a utility room, a cloakroom/w.c., a galleried first floor landing, a good sized master bedroom with modern en-suite shower room/w.c., a guest bedroom with fitted wardrobes & en-suite shower room, two further double bedrooms with fitted wardrobes, a fifth bedroom/office and a spacious house bathroom/w.c.. To the exterior of the property there is a lawned front garden with parking space, an enclosed rear garden with lawn & patio area and a block paved driveway leading to the detached double garage. With the added benefits of gas central heating, solar panels, the remainder of its NHBC & double glazing throughout, viewing is highly advised to appreciate the size, location, plot and presentation of the accommodation on offer. EPC B. North Yorkshire Council - Tax Band F.

- PLEASE NOTE GOOGLE STREETVIEW DOES NOT REFLECT ACTUAL PROPERTY LOCATION -

**£465,000**

## LOCATION

The property is situated at the Southern end of Sowerby on a good sized plot at the end of a private road. There is a supermarket within close walking distance to the house, a cafe, a hotel & bar and a primary school. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

## DIRECTIONS

Proceed along Westgate from the Market Place and take the first exit at the mini roundabout onto Topcliffe Road. Proceed down Topcliffe Road and turn right onto Sycamore Drive. Follow the road to the left, turn right and proceed to where the property is located on the right hand side.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

With double glazed entrance door & adjacent window to the front elevation, spindle bannister staircase to the first floor, spotlights, understairs cupboard and radiator.



### LOUNGE

16'6 x 12'5 (5.03m x 3.78m)

With double glazed windows to the front & side elevations, television point, electric fireplace and radiators.



**SNUG**

12'5 x 10'7 (3.78m x 3.23m)

With double glazed windows to the front & side elevations, television point and radiator.



### LIVING KITCHEN

24'10 x 10'7 (7.57m x 3.23m)

Including a modern fitted range of wall and base units incorporating granite work surfaces, recessed one and a half bowl sink unit with mixer taps over, integrated electric double oven & 5 ring gas hob, extractor hood & light, dishwasher, underlighting extractor fan, spotlights, tiled floor, television point, radiators and double glazed windows & patio doors to the rear.



### UTILITY ROOM

6'11 x 5'8 (2.11m x 1.73m)

Including a modern fitted range of wall and base units incorporating granite work surfaces, recessed sink unit, space and plumbing for a washing machine & dryer, boiler, spotlights, extractor fan, tiled floor, radiator and double glazed door to the garden.



**CLOAKROOM/W.C.**

With modern white suite comprising of a Villeroy & Boch hidden cistern w.c., Villeroy & Boch hand basin, tiled floor, part tiled walls, extractor fan, radiator and double glazed window to the side.



**FIRST FLOOR LANDING**

Galleried landing with airing cupboard, loft access and radiator.

**MASTER BEDROOM**

14'1 x 12'6 (4.29m x 3.81m)

With double glazed windows to the front & side elevations, television point and radiator.



### EN-SUITE SHOWER ROOM/W.C.

Including a modern three piece suite comprising of a step in shower cubicle, Villeroy & Boch hand basin, Villeroy & Boch hidden cistern w.c., tiled walls & floor, vertical heated towel rail, extractor fan, spotlights and double glazed window to the front elevation.



### GUEST BEDROOM

13'2 x 9'1 (4.01m x 2.77m)

With double glazed window to the rear, fitted wardrobes and radiator.



### EN-SUITE SHOWER ROOM/W.C.

Including a modern three piece suite comprising of a step in shower cubicle, Villeroy & Boch hand basin, Villeroy & Boch hidden cistern w.c., tiled walls & floor, vertical heated towel rail, extractor fan, spotlights and double glazed window to the rear elevation.



### BEDROOM THREE

11'1 x 7'10 (3.38m x 2.39m)

With double glazed window to the rear elevation, fitted wardrobes and radiator.



### BEDROOM FOUR

10'8 x 9'4 max (3.25m x 2.84m max)

With double glazed window to the front elevation, fitted wardrobes and radiator.



### BEDROOM FIVE/OFFICE

7'10 x 6'5 (2.39m x 1.96m)

With double glazed window to the rear elevation and radiator.

### HOUSE BATHROOM/W.C.

Including a modern three piece suite comprising of a panelled bath with shower over, Villeroy & Boch hand basin, Villeroy & Boch hidden cistern w.c., tiled walls & floor, vertical heated towel rail, extractor fan, spotlights, shaver point and double glazed window to the side elevation.



### EXTERIOR

### FRONT GARDEN

To the front of the property there is a lawned area with slate bed & trees providing privacy, paved path leading to the storm porch and a parking space.





## REAR GARDEN

To the rear of the property there is an attractive enclosed garden laid mainly to lawn with patio area leading from the house, a further patio area at the end of the garden, trees & shrubs providing privacy, a central flower bed, outside tap, a walled flower bed, gate to the side and fenced boundaries.



### DRIVEWAY & DOUBLE GARAGE

20'10 x 20'7 (6.35m x 6.27m)

Accessed via wooden gates is a block paved driveway providing off road parking for multiple vehicles. The driveway leads to the detached double garage with up & over doors, personal door to the side and light & power.



### VIEWING

Viewing is Strictly By Appointment Only.

### FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

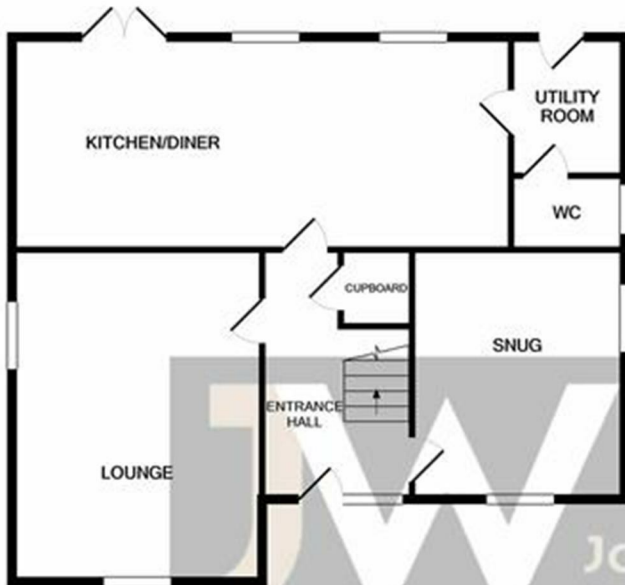
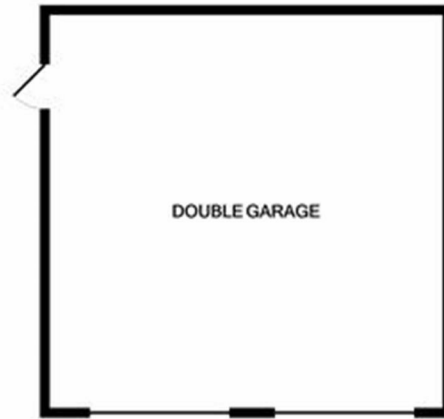
### MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.

### FREEHOLD

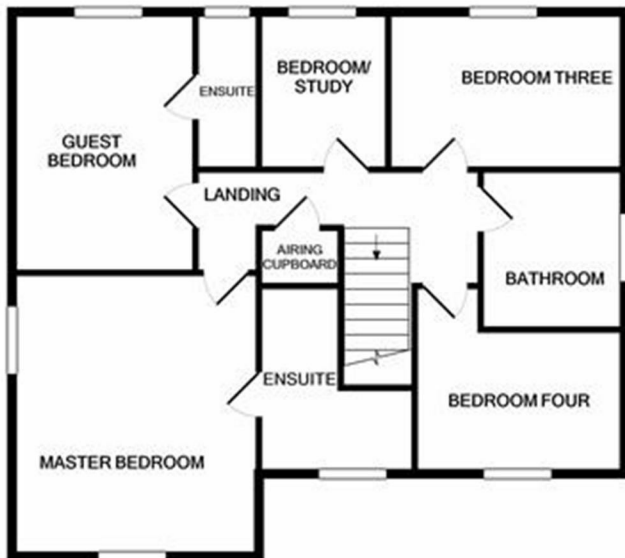
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon.

Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.



James Winn  
Estate Agents

GROUND FLOOR  
APPROX. FLOOR  
AREA 1151 SQ.FT.  
(106.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 750 SQ.FT.  
(69.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1900 SQ.FT. (176.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2021