



**James Winn**  
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## 7 Grouse Close, Dishforth YO7 3FZ

Brought to market for sale is this high specification, modern detached three bedroom property located on a new development in the village of Dishforth. The property is less than two years old and was built by reputable builder Newett Homes. The house has the benefit of being located at the edge of the development with no passing traffic. The village of Dishforth offers two pubs, a primary school and superb road links making it ideal for commuters. Over two floors the accommodation comprises of a spacious entrance hall with storage cupboard, a cloakroom/w.c., a lounge, a stunning dining kitchen with high spec integrated appliances & bi-folding doors leading to the garden, a first floor landing, a master bedroom with fitted wardrobes & en-suite shower room, two further bedrooms both with fitted wardrobes and a house bathroom/w.c.. To the exterior of the property there is a block paved driveway with electric car charging point and a good sized enclosed rear garden with lawn & patio. With the added benefits of gas central heating, double glazing, the remainder of its NHBC warranty, internal oak doors & Villeroy & Boch bathroom suites, viewing is highly advised to appreciate the finish, specification, plot and location of the accommodation on offer. EPC B. Harrogate Council - Tax Band D.

**£325,000**

## LOCATION

Situated on the new Newett Homes development in the village of Dishforth the property is tucked away at the end of a cul de sac with no passing traffic. The village has a primary school & two pubs and has fantastic road links making it perfect for commuting. 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

Leaving Thirsk via the A168 take the turn off for Dishforth then take the first exit at the roundabout and proceed into the village. Follow the road and take the left hand turn onto Topcliffe Road, continue down the road and turn left onto Pheasant Drive. Bear left and then take the right hand turn onto Grouse Close to where the property is located at the end of the cul de sac.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

With entrance door to the front elevation, staircase with oak bannister to the first floor, understairs storage cupboard, tiled floor, oak doors to all rooms and radiator.



### CLOAKROOM/W.C

With modern white Villeroy & Boch suite comprising of a low level w.c., wall hung hand basin, tiled floor, tiled splashbacks, extractor fan and radiator.



### LOUNGE

14'6 x 9'5 (4.42m x 2.87m)

With double glazed window to the front elevation, television point and radiator.





## DINING KITCHEN

16'9 x 16'1 max (5.11m x 4.90m max)

A superb, upgraded kitchen including a modern fitted range of wall and base units incorporating marble Silestone work surfaces & upstands, recessed one and a half bowl sink unit with mixer taps over, integrated electric double oven & 4 ring gas hob, pull out extractor hood & light, dishwasher, fridge freezer, microwave, washer dryer, drinks fridge, boiler, underlighting, tiled floor, spotlights, radiators, television point and double glazed bi-folding door & separate double glazed door to the garden.



### FIRST FLOOR LANDING

With oak doors, storage cupboard and loft access.



### BEDROOM ONE

13'1 x 9'6 max (3.99m x 2.90m max)

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



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

Including a modern Villeroy & Boch three piece suite comprising of a step in shower cubicle with multi jet heads, hand basin set in vanity unit, hidden cistern w.c., part tiled walls & tiled floor with upgraded white marble tiles, vertical heated towel rail, extractor fan, shaver point, spotlights and double glazed window to the front elevation.



### BEDROOM TWO

14'1 x 8'5 max (4.29m x 2.57m max)

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



### BEDROOM THREE

14'1 x 7'4 max (4.29m x 2.24m max)

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





### HOUSE BATHROOM/W.C

Including a modern three piece Villeroy & Boch suite comprising of a panelled bath with shower over, wall hung hand basin, hidden cistern w.c., part tiled walls with upgraded tiles, tiled floor, vertical heated towel rail, spotlights, shaver point and extractor fan.



### EXTERIOR

#### FRONT GARDEN & DRIVEWAY

To the front of the property is a block paved driveway providing off road parking for multiple vehicles with an electric car charger point. There are lawned areas, a gravelled bin store area, paved path to the front door and gates side access to the rear garden.



### REAR GARDEN

To the rear of the property is a good sized garden laid mainly to lawn with patio area, outside power sockets & tap, garden shed, storage area to the side, gated access to the front and fenced boundaries.



### VIEWING

Viewing is Strictly By Appointment Only.

### MORTGAGE ADVICE

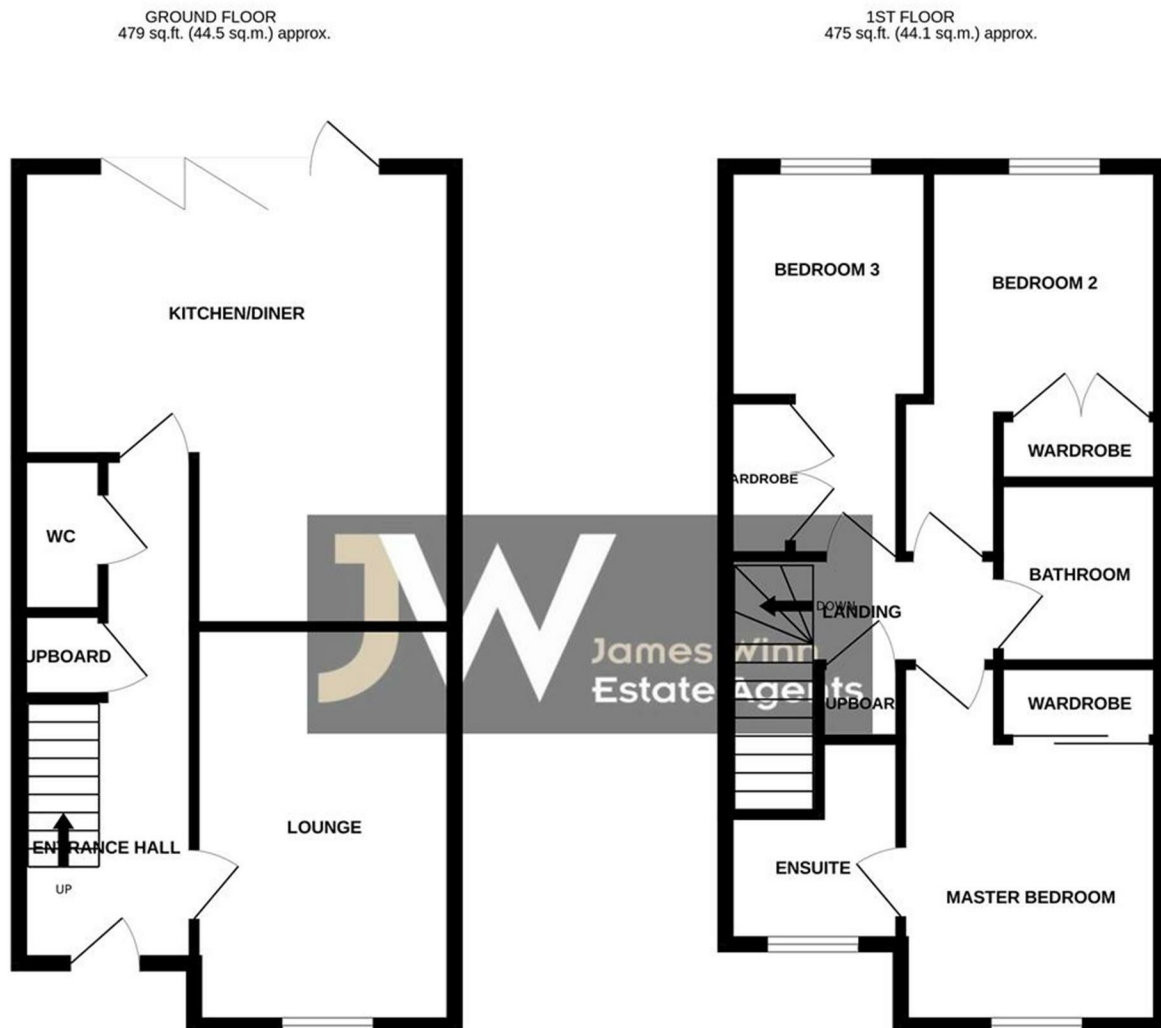
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## FREE VALUATION

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.

## 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.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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