

**D**avis  
**L**und

Honeysuckle Way  
Sowerby  
Thirsk  
YO7 3SH  
Guide Price £398,000





## **Accommodation**

A stunning detached four bedroom family home, offering a prime position on a sought after development and enjoying a lovely open aspect over park land to the front.

Set back from the road, a private driveway accesses just three properties, giving a lovely approach and setting it apart from other properties on this highly desirable development. The house itself also reveals more spacious accommodation in comparison to a number of the neighbouring four bedroom detached properties. The property also offers a great size enclosed rear garden, detached single garage and driveway parking.

Situated on a recently constructed development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away.

On the ground floor there is an entrance porch, leading to an entrance hall with stairs rising to the first floor and a storage cupboard, also offering a cloakroom/WC. The open plan kitchen/diner/family room offers a lovely family space, with double doors leading to the rear garden. The good size living room completes the downstairs layout, fitted with a wooden floor. To the first floor there is a landing with storage cupboard and loft access, main bedroom with fully tiled ensuite facilities, three further good size bedrooms and the modern part tiled shower room, fitted with a stylish white suite.

Externally there is driveway, providing parking and giving access to the single garage, which is insulated and set up with a kitchen/utility area, including a sink, whilst an access door from the garden has also been added. The garage could of course be returned to a traditional setup, or further converted to suit a number of uses, subject to necessary consents. There is a low maintenance front garden, whilst gated access is also available to the rear. The rear garden is fully landscaped and a great size, being fully enclosed and part laid to lawn, whilst also offering an extensive patio entertainment area and ideal for purchasers with children and pets.

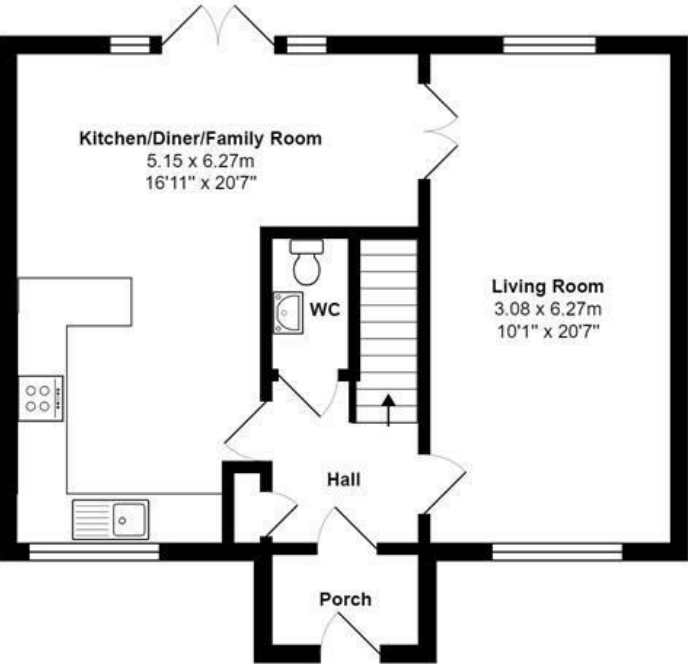
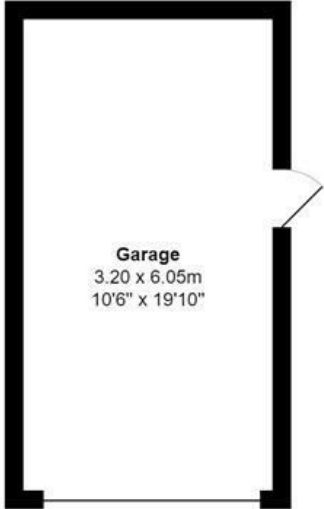
The property boasts the modern features you would expect from a recently built home, including gas central heating and double glazing, both of which help to give a high energy efficiency rating. The house also benefits from the balance of the new build warranty.

An early viewing is advised on this lovely family home, which really does demand an internal inspection.

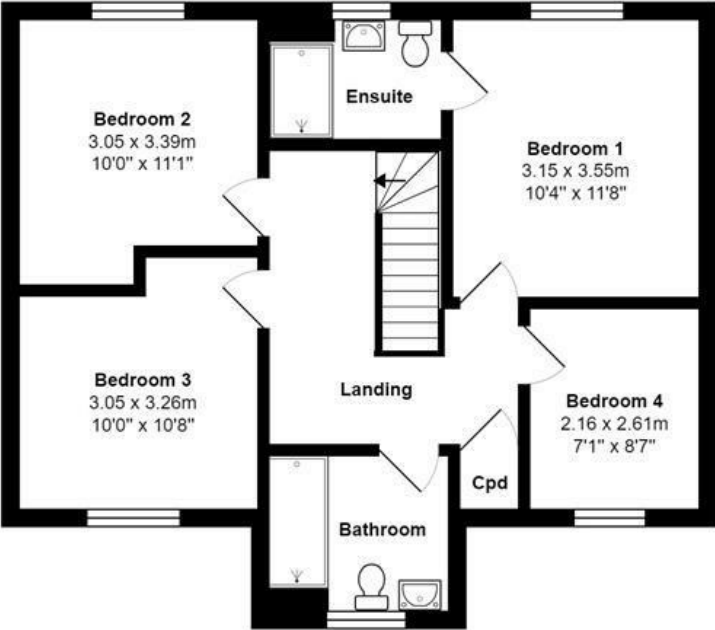




Floorplan



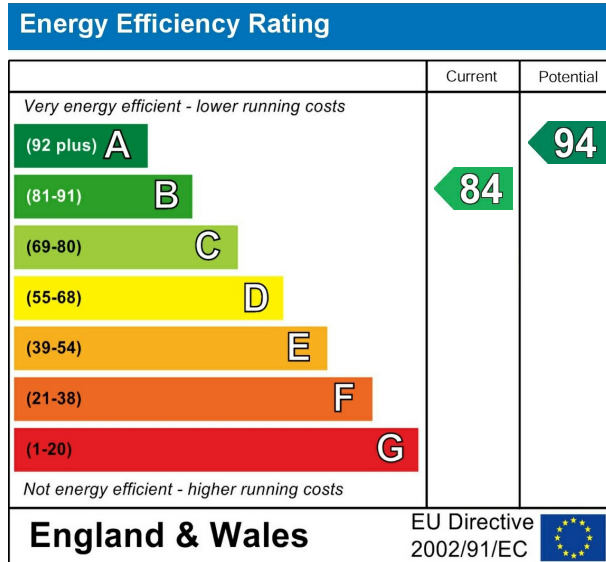
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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