

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

Oak Drive  
Sowerby  
Thirsk  
YO7 3RF

Guide Price £425,000







## **Accommodation**

A fantastic four double bedroom modern detached family home, occupying a prime plot on a highly desirable development, being set back from the road and also enjoying a good size south facing garden.

Constructed in 2021, the property reveals a stunning show house quality interior, being beautifully decorated and finished, whilst also immaculate throughout. The improvements have not stopped inside, as two extensive decked seating areas have also been added to the garden, one being fully covered with a substantial timber gazebo, fitted with power and outside heaters, making it ideal for all year round entertainment.

On the ground floor the main entrance door leads into a good size entrance hall, with a tiled floor, stairs rising to the first floor, cloakroom/WC and storage cupboard. The living room offers a large bay window, whilst the room flows open plan into the great size kitchen/diner/family room. This space comes with a tiled floor to match the hallway, double doors to the rear garden and access to the utility room, which houses the gas central heating boiler and washing machine, whilst also offering side access door. The kitchen itself comes fitted with a range of stylish units, whilst it is also fully equipped with integrated appliances. The study completes the downstairs layout, whilst this space would no doubt suit a number of uses. To the first floor, there is a landing with loft access hatch and airing cupboard, main bedroom with a stylish ensuite, three further double bedrooms and the house bathroom, fitted with a white suite including a bath with shower over.

Externally there is an open lawned garden to the front of the house, whilst the driveway provides parking for numerous vehicles and gives access to the single detached garage. Gated access is available to the lovely size enclosed rear garden, which offers a favourable aspect and attracts a lot of sunshine throughout the day. The garden is mainly laid to lawn, whilst there is a patio, decked seating area and further covered entertainment area.

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.

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 need to be viewed internally, to be appreciated.



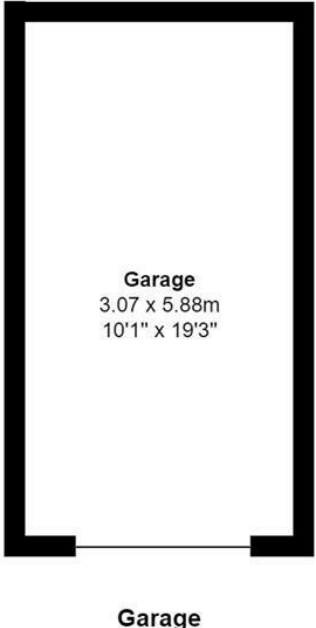
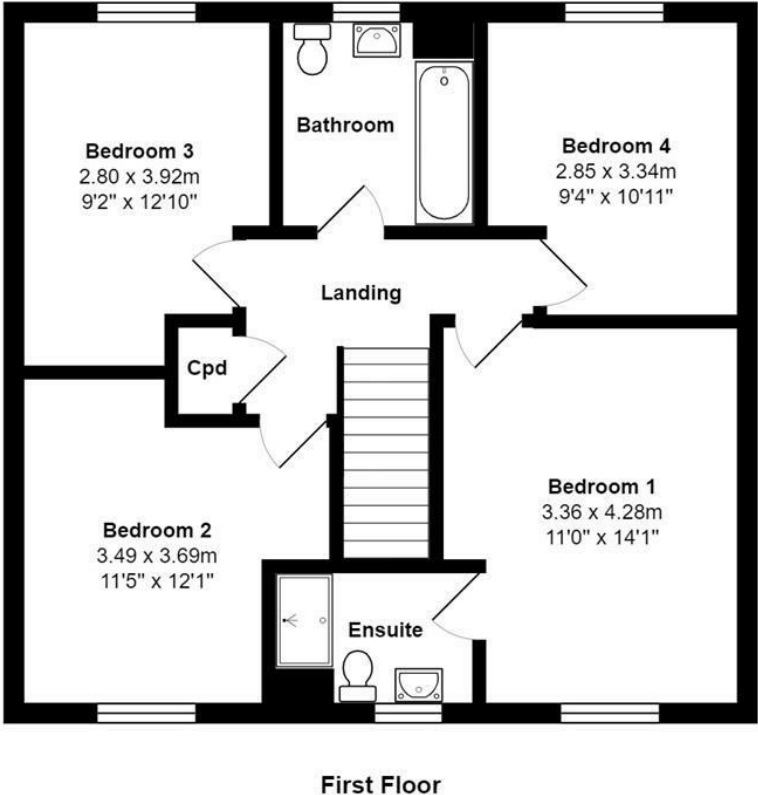
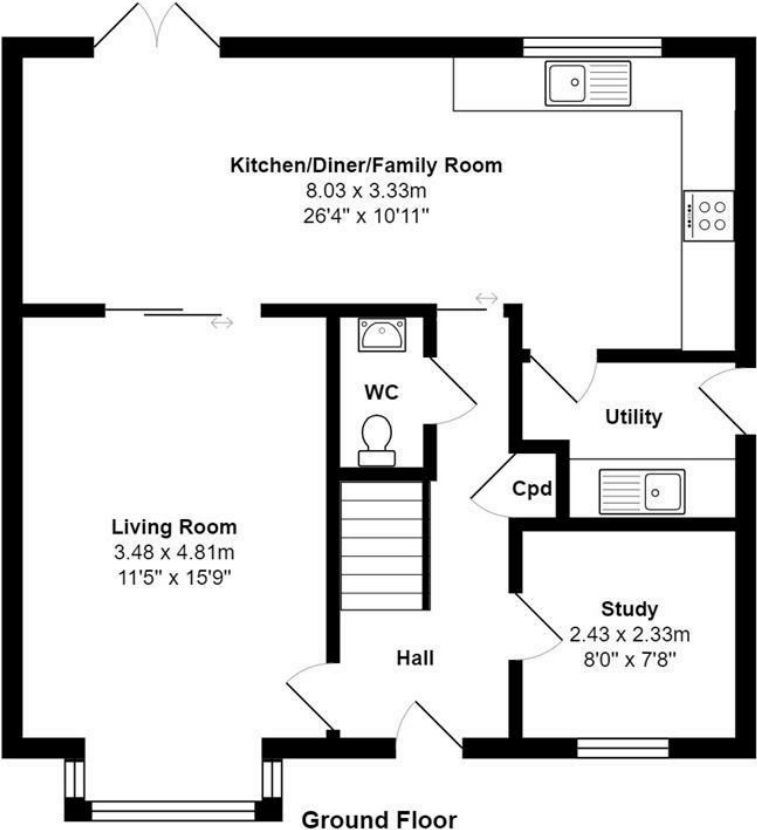








Floorplan

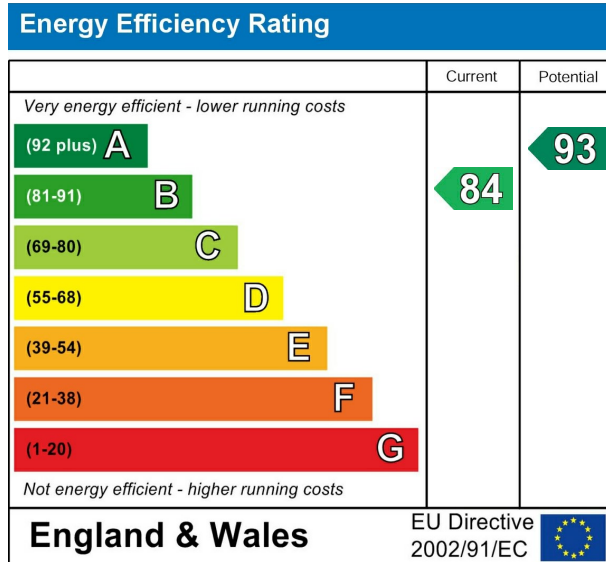








EPC



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