

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

Dalton  
Thirsk  
North Yorkshire  
YO7 3HS  
Guide Price £400,000





## **Accommodation**

A fantastic three double bedroom modern detached family home, occupying a great size plot in a sought after village and revealing very spacious and flexible accommodation, extending to almost 1500 square foot in total.

The property has been skilfully extended, with the addition of a stunning orangery, enjoying open views and making a fantastic entertaining and relaxing space. The property also has the outside space to match, with good size gardens, parking for numerous vehicles and a large garage.

The property is located on the edge of the increasingly sought after village of Dalton. The village itself offers ease of access to a number of neighbouring towns, including Thirsk and Ripon, whilst network links including the A1(M) and A19 are readily available. Dalton boasts a highly regarded village pub, whilst primary schools are available in the neighbouring villages.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor and understairs storage. The living room offers a wood burning stove, whilst there is a study, inner hallway and downstairs WC. The stylish kitchen/diner coming equipped with an extensive range of modern units, some integrated appliances and a feature tiled floor. There is a dining room/snug with a cupboard housing the oil boiler and the great size orangery, offering a lovely light and airy space, with access to the garden and an open aspect. To the first floor there is a landing with loft access, main bedroom with fitted wardrobes and a modern ensuite, two further double bedrooms (both again with fitted wardrobes) and the fully tiled house bathroom, fitted with a white suite including a bath with glazed screen and shower over, whilst there is also an airing cupboard.

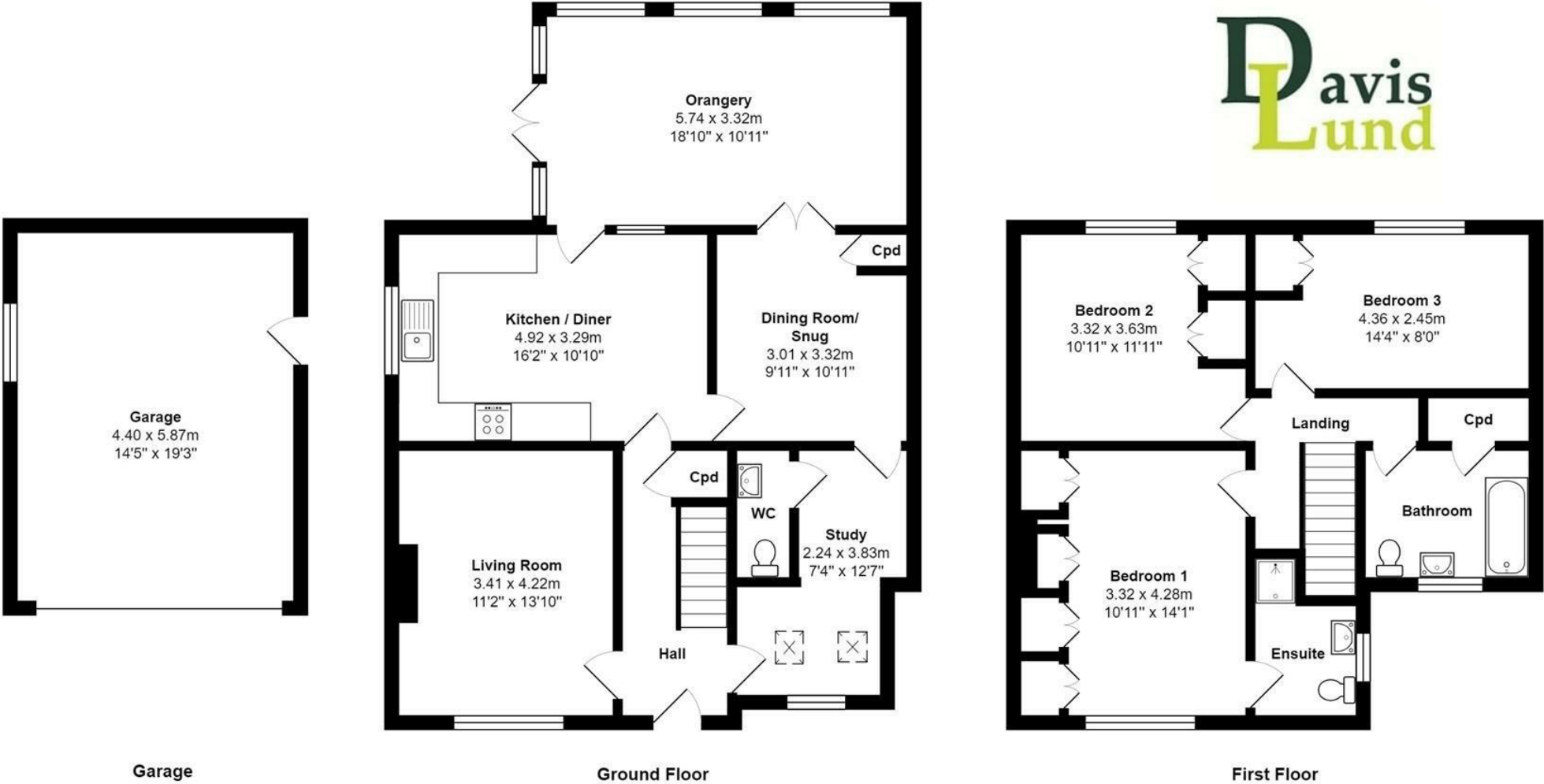
Externally there is an open lawned garden to the front of the house, whilst the gated driveway provides parking for numerous vehicles (ideal for purchasers with a caravan or campervan) and gives access to the large garage. Gated access is available to the low maintenance enclosed paved rear garden, which attracts a lot of sunshine throughout the day and enjoys open views. The oil tank is also neatly concealed to the side of the house.

An early viewing is advised on this lovely family home, which really does demand an internal inspection to appreciate the space and flexibility on offer.



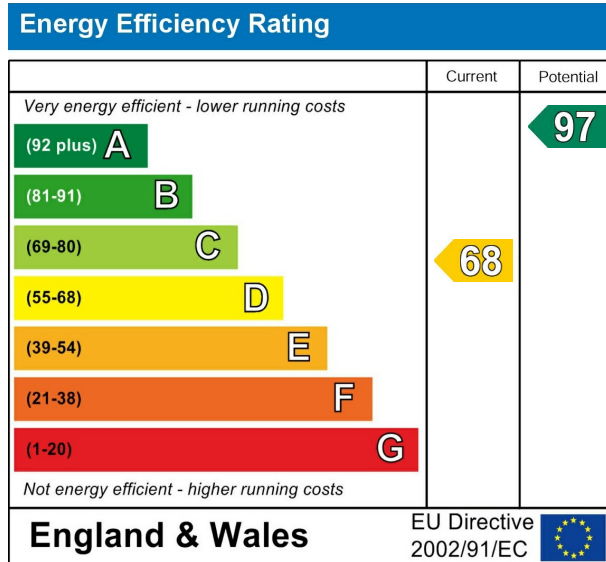


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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