

Davis
Lund

Appletree Road
Sowerby
Thirsk
YO7 3SW

Guide Price £400,000





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 enclosed rear garden.

Constructed in 2019, 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 patio seating areas have also been added to the landscaped garden, one being fully covered with a substantial gazebo, making it ideal for all year round entertainment.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor, under stairs storage and a cloakroom/WC. The living room is a good size, offering a large bay window. The fantastic open plan kitchen/diner/family room is to the rear of the house, with double doors leading seamlessly to the outside space. The kitchen comes fitted with a range of stylish units, whilst it also incorporates some integrated appliances. To the first floor, there is a landing with access to the boarded loft and an airing cupboard, main bedroom with a stylish ensuite and fitted wardrobes, three further double bedrooms and the house bathroom, fitted with a white suite and also offering a storage cupboard.

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 integral garage. Gated access is available to the lovely size enclosed rear garden, which attracts a lot of sunshine and is very pet and child friendly. The garden is part laid to lawn, whilst there are numerous patio seating options, including a 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.

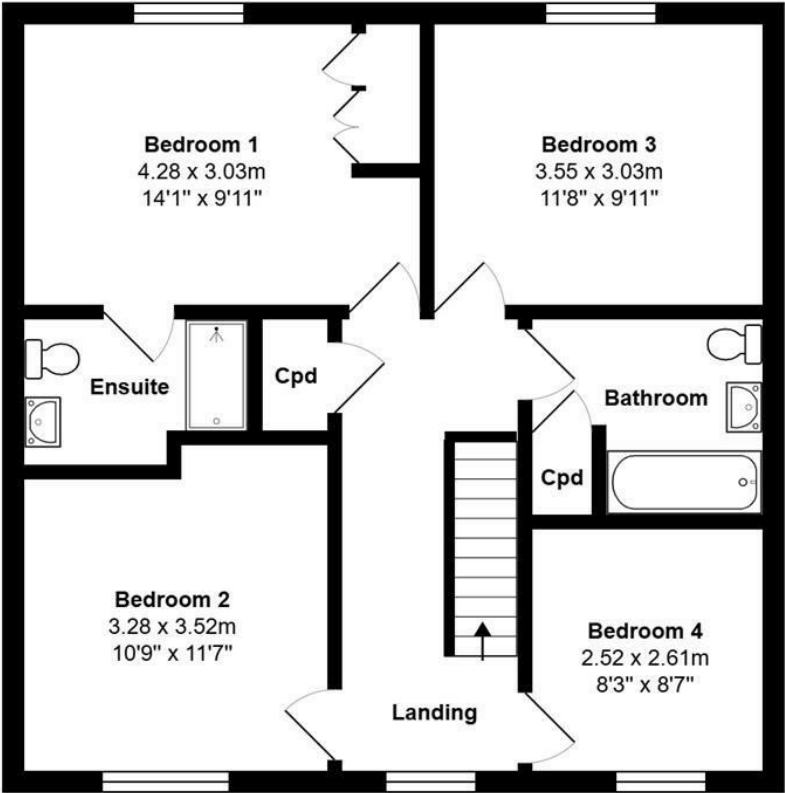
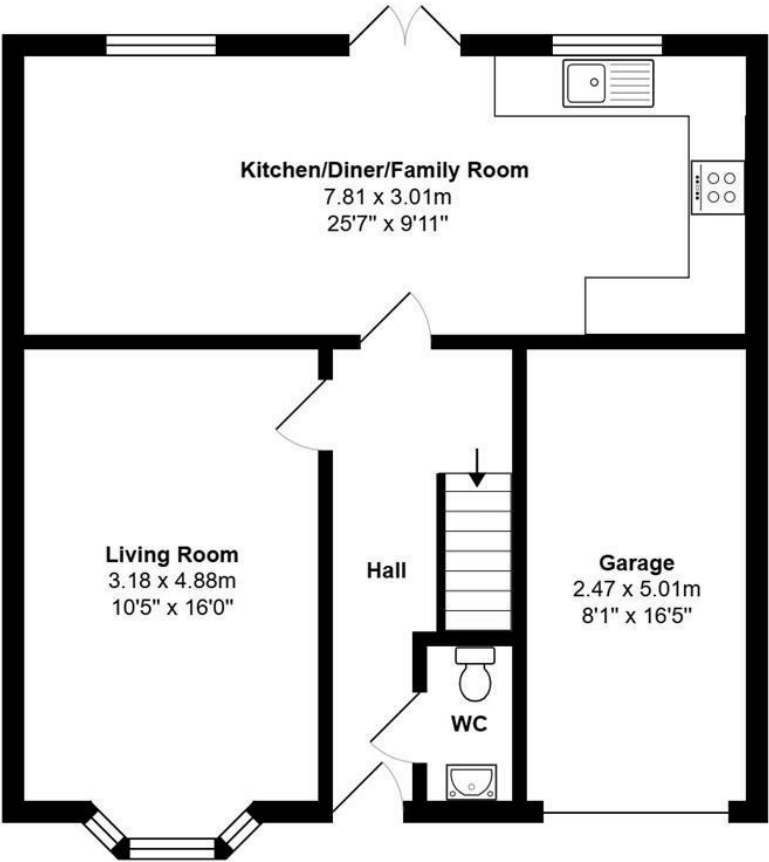
The property boasts the modern features you would expect from a recently built home, including gas central heating and double glazing, both of which help to give a high energy efficiency rating. The house also benefits from the balance of the new build warranty.

An early viewing is advised on this lovely family home, which really does need to be viewed internally, to be appreciated.



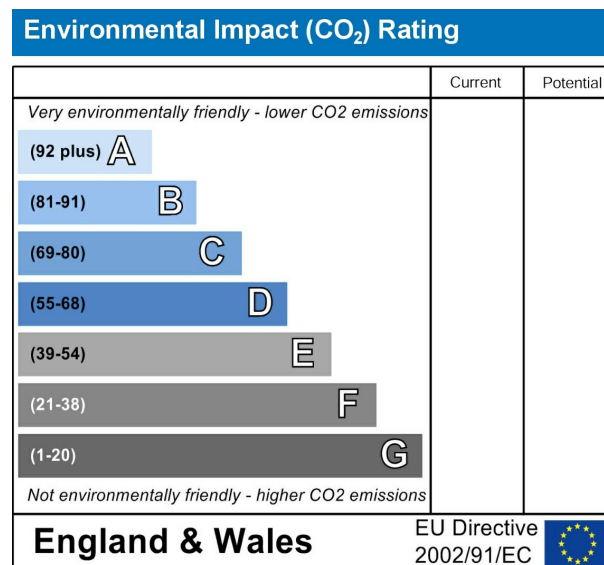
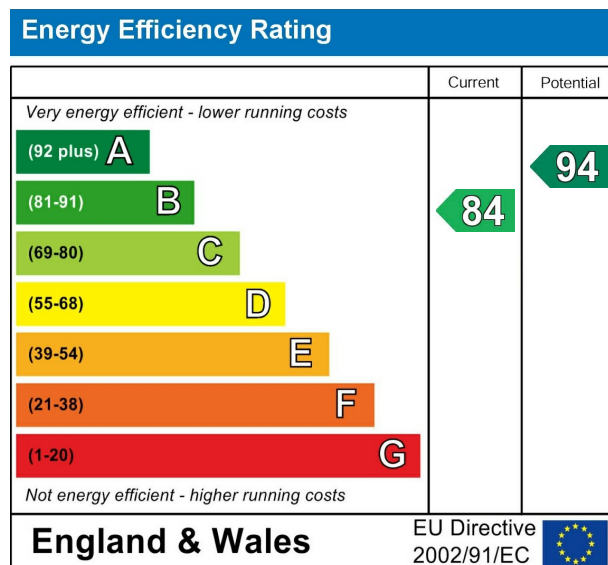


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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