

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

Evergreen Way  
Sowerby  
Thirsk  
YO7 3FJ

Guide Price £360,000







## **Accommodation**

Located on a highly sought after development, this immaculately presented four bedroom detached house reveals a spacious and stylishly decorated interior, whilst also offering a versatile family friendly layout and lovely enclosed garden.

The property is sold with the balance of the new build warranty still in place, whilst the house also offers double glazing and gas central heating, aiding a high energy efficiency rating.

Situated on a highly desirable 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 and a supermarket available very close by.

On the ground floor the main entrance door leads to an entrance hall, with stairs rising to the first floor, under stairs storage a WC/utility room and wood flooring. There is the living room to the rear of the house, with double doors leading to the rear garden, whilst a further multi-functional reception room adds versatility, ideal as a study or playroom. The stylish kitchen/diner comes fitted with a range of modern units and integrated appliances, whilst a breakfast bar is also incorporated. There is space for a dining table and double doors lead to the rear garden. To the first floor there is a landing with loft access and airing cupboard, main bedroom with fitted wardrobes and modern ensuite facilities, three further bedrooms and the part tiled house bathroom, fitted with a white suite.

Externally, steps and a pathway lead to the front door, whilst a driveway provides parking and gives vehicle access to the single detached garage. Gated access leads to the great size rear garden, being fully enclosed by fenced boundaries, making it ideal for purchasers with pets and children. The garden is mostly laid to lawn, whilst also having a fantastic paved seating area, great for entertaining.

This modern and highly desirable home demands an internal viewing, to appreciate the family accommodation on offer.

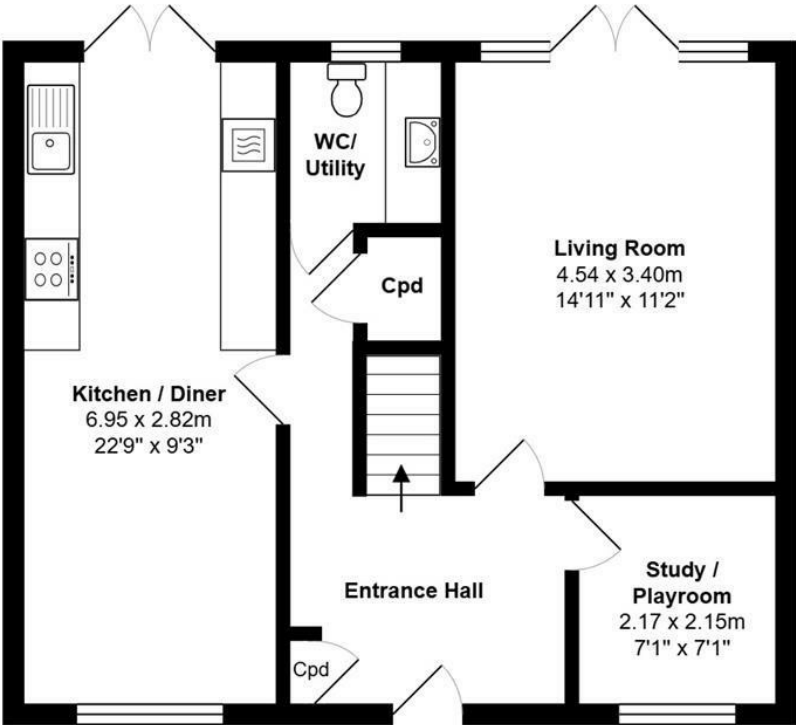




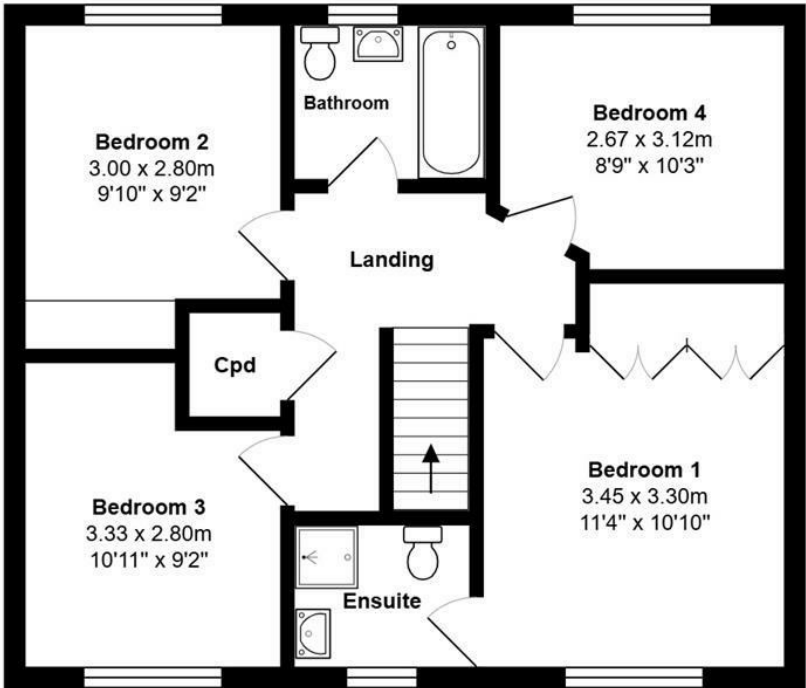




Floorplan



Ground Floor

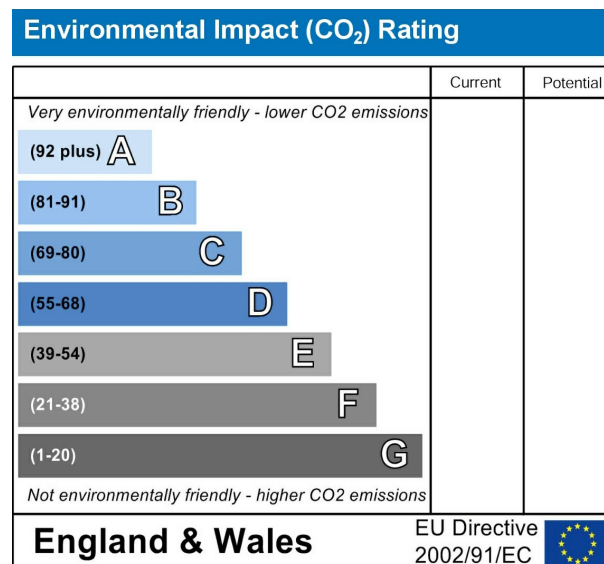
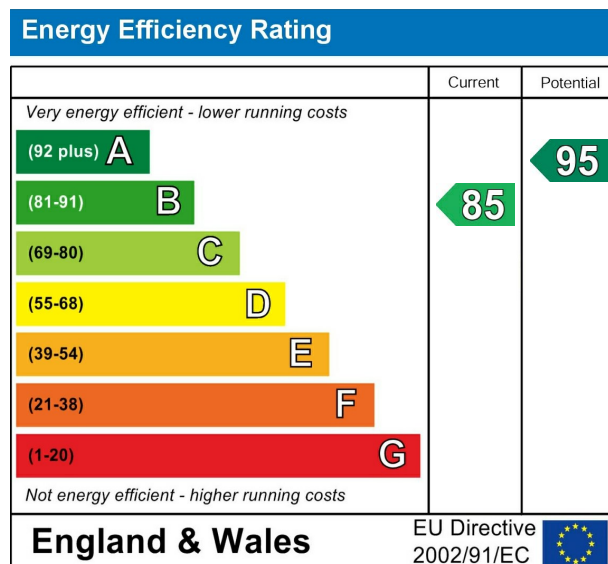


First Floor





## 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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