





Accommodation

An immaculately presented and recently constructed three bedroom end terraced property, situated on a good size plot and enjoying idyllic countryside views to the rear. With delightful gardens, off street parking and spacious accommodation arranged over three floors, this lovely home is sure to appeal to a variety of purchasers. The property is approximately four years old and it was constructed by a highly regarded builder, set on a small development of just three properties.

Offering a village setting to the outskirts of Thirsk, Carlton Miniott itself is well served with a number of amenities, including a post office and well-regarded primary school, whilst Thirsk and its array of shops and amenities are also readily available, being approximately three miles east of the village. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks including the A1 and A19 available close by, plus Thirsk train station only being a short walk away.

On entering the property, there is a spacious entrance hall with stairs rising to the first floor, a cupboard providing handy storage and a WC. The living room is a good size, with a large window flooding the room with natural light. With double doors providing access to the rear garden, the kitchen/diner enjoys delightful countryside views, whilst there is also ample space for a dining table. The kitchen is stylishly fitted with a range of modern units and integrated appliances, including an induction hob, fridge/freezer and dishwasher. Upstairs, there is a spacious landing with stairs rising to the second floor and a window giving an airy feel, two well-proportioned double bedrooms and the family bathroom. The bathroom is fitted with a white suite, including a bath with rainfall shower and glazed screen over. Rising to the second floor, the main bedroom is a generous size with a skylight and large window, again with light and airy feel and enjoying open views. Neutrally decorated throughout, the property offers the new owner(s) the scope to decorate and tailor the home to their personal tastes. The property also benefits from high performance double glazing throughout and gas central heating, aiding to a good energy efficiency rating, which is a C.

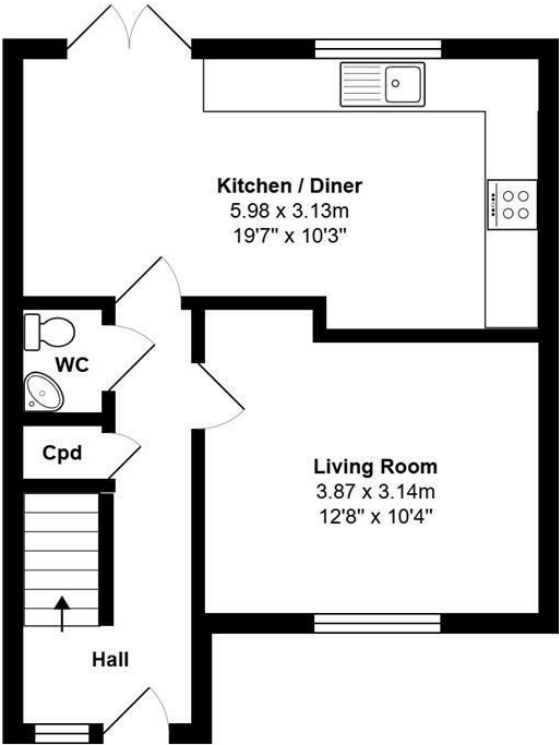
Externally, the property benefits from inviting front and rear gardens, which are somewhat of a blank canvas, allowing the new buyer(s) the opportunity to further landscape the gardens to their tastes, should they wish to do so. The front garden is mostly laid to lawn, with walled borders, gated access, and a pathway leading to the main entrance door. To the rear, the garden is fully enclosed and laid to lawn, ideal for those with children or pets. Off street parking is also available to the rear of the property.

Finished to a high standard throughout and with fantastic size accommodation for the price bracket, homes of this quality are rare to market, so an early viewing is advised on this delightful property.

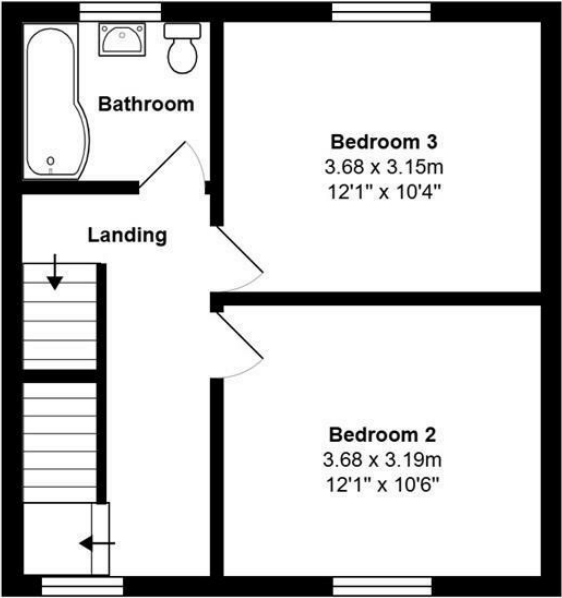




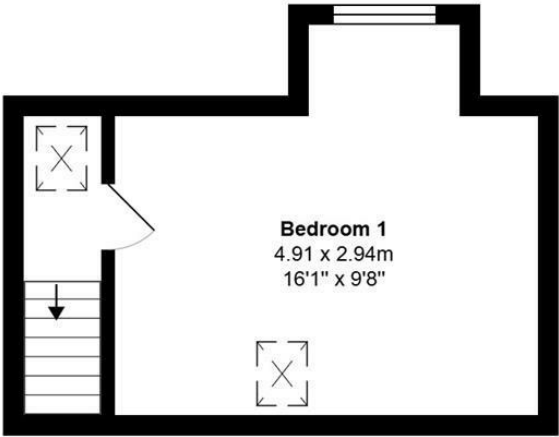
Floorplan



Ground Floor



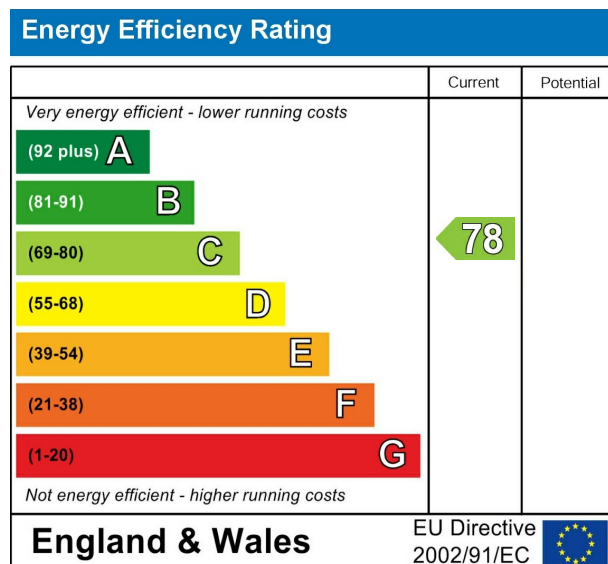
First Floor



Second Floor



EPC



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

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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