Davis Lund

Back Lane
Sowerby
North Yorkshire
YO7 1NQ

Guide Price £299,900

Accommodation

A spacious and newly renovated detached bungalow, offering two double bedrooms, garage and driveway parking, whilst being located in a highly desirable residential area of Sowerby. Offered to the market with no onward chain, this delightful home is sure to appeal to a variety of purchasers.

Completely transformed by the current owner, no expense has been spared with the renovations. The property now reveals a stylish and neutrally decorated interior, allowing the new owners(s) the opportunity to tailor the property to their personal tastes. The renovations allow for a thoughtfully designed property, making maximum use of available space. Some of the works include: a fully roof repair, repointing, new guttering, windows replaced, internal and external doors, a full rewire, replastering, redecoration, new carpets, new electric heating system and a new shower room installation.

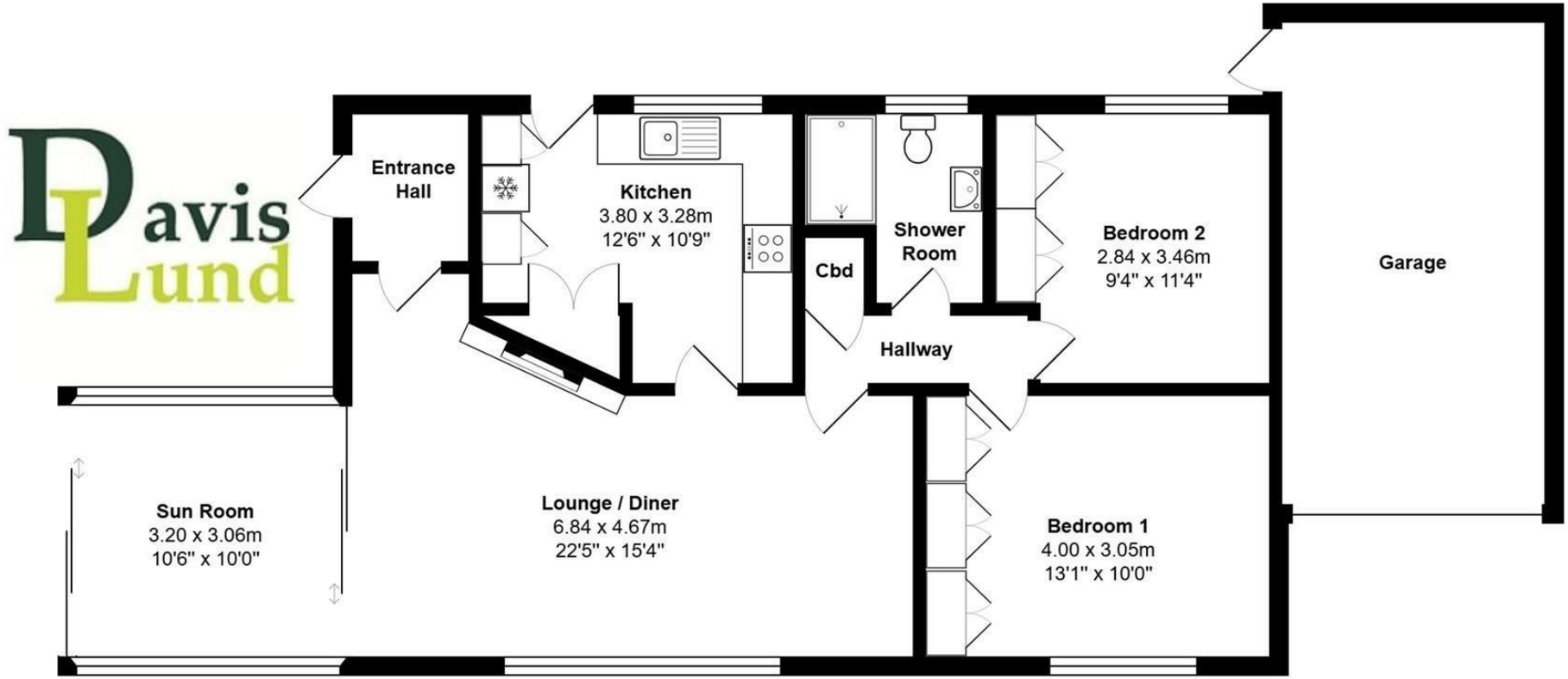
Nestled towards the end of a private road, the bungalow enjoys a secluded and quiet location, whilst being ideally situated for access to the centre of Thirsk. There is ease of access to shops, amenities and primary/secondary schools, whilst transport links are readily available, including the A19 and A1. Thirsk train station, with national rail links, is also just a short drive away.

On entering the property through the main entrance door, there is an entrance hall, with plenty of space for shoes and coats. The living room is a great size, with a large window flooding the space with natural light. A media wall adds to the luxury feel, with stylish lighting, plenty of storage, a large television and new feature fire. From the living room, sliding doors lead to a versatile sunroom, a lovely space with garden access, perfect for enjoying the sun and also sure to suit a variety of uses, such as a study or dining area. The kitchen is a good size, fitted with a range of units, tiled splashback and some integrated appliances, including a double oven, extractor fan and ceramic hob. An internal hallway allows access to the bedrooms and the shower room, with a cupboard providing handy storage and large loft access hatch. There are two well-proportioned double bedrooms, both with fitted wardrobes and the shower room, which is fully tiled and fitted with a white suite, including a large walk-in shower enclosure. The bungalow is double glazed throughout and benefits from a modern electric heating system, along with solar panels on the front elevation. A solar iBoost system has also been installed and linked to the existing solar panels.

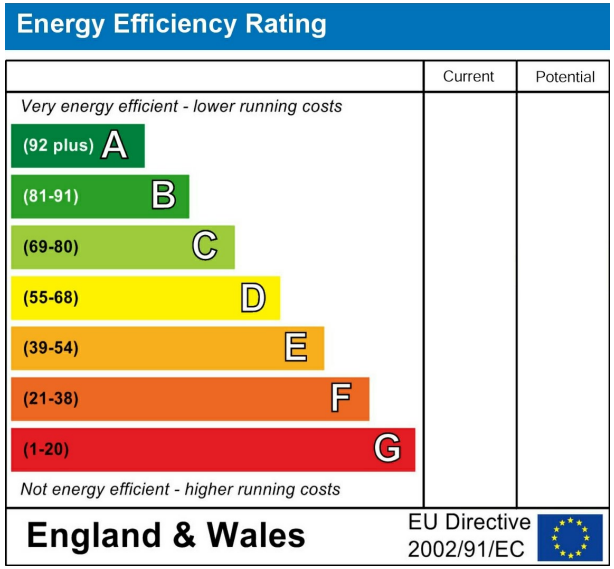
Externally, the bungalow benefits from a single garage with an up and over door and driveway parking for one vehicle. The garden is skilfully designed with low maintenance in mind, fully paved with fenced borders. A timber shed provides further outdoor storage, whilst there is ample space for outdoor furniture and potted plants, ideal for relaxing and entertaining.

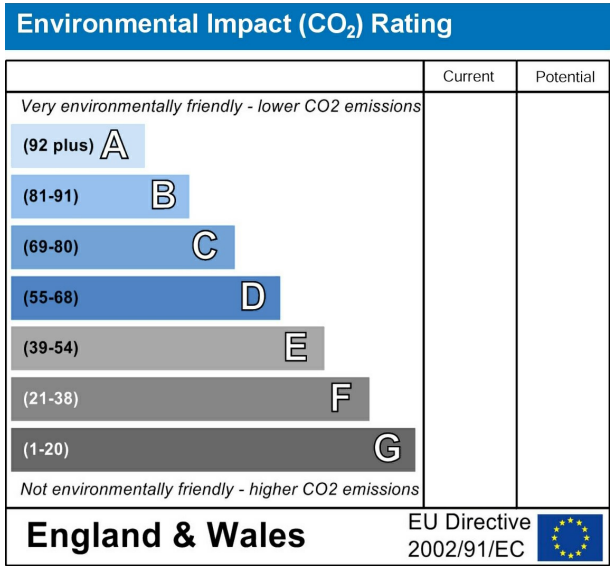
Turn-key bungalows of this quality are rare to market and an early viewing is advised on this delightful home, located in a highly sought after area.

Floorplan


Davis Lund
Entrance Hall
Kitchen
3.80 x 3.28m
12'6" x 10'9"
Cbd
Shower Room
Bedroom 2
2.84 x 3.46m
9'4" x 11'4"
Garage
Hallway
Sun Room
3.20 x 3.06m
10'6" x 10'0"
Lounge / Diner
6.84 x 4.67m
22'5" x 15'4"
Bedroom 1
4.00 x 3.05m
13'1" x 10'0"

EPC





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

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