

NOVE



11 Thirlmere Close, Carlton Miniott

Thirsk

Guide Price £295,000

## II Thirlmere Close

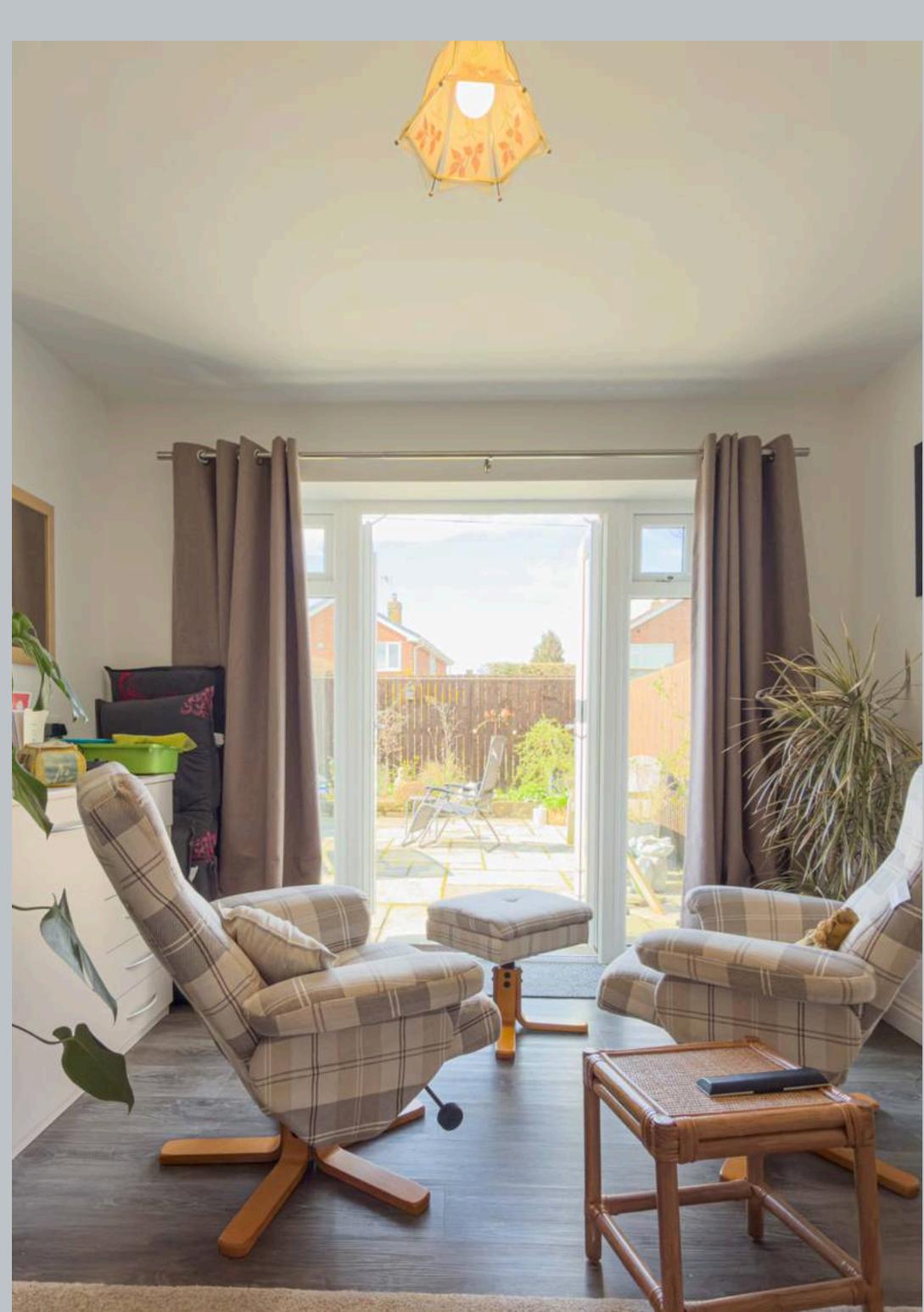
Carlton Miniott, Thirsk

This beautifully presented semi-detached bungalow offers an impressive blend of style, comfort, and practicality, all thoughtfully arranged across a single spacious level. Boasting two bedrooms, the principal has ample built-in wardrobe space and has been extended to include a lovely seating area with French doors that flood the rooms with natural light, this home provides an airy and tranquil retreat. The main reception room is bright and welcoming, enhanced by elegant wood or laminate flooring and a modern electric fireplace that creates a cosy atmosphere. The contemporary kitchen is a true highlight, featuring sleek modern units topped with a granite counter, integrated appliance including a NEFF hide and slide ovens, and a dedicated dining nook. French doors and large patio doors seamlessly connect the kitchen and living areas to the rear patio and landscaped garden, making indoor-outdoor living and entertaining effortless. The stylish bathroom is equipped with a luxurious walk-in shower, contemporary tiling, integrated storage, and a large window with privacy blinds, offering a refreshing and practical space.

Stepping outside, the property excels in both kerb appeal and functionality. Multiple images showcase the meticulously landscaped front and rear gardens, designed for low maintenance yet rich with mature shrubs, gravel, and vibrant plantings. The private patio area, complete with comfortable outdoor seating and enclosed with privacy fencing, is perfect for al fresco dining, relaxing, or entertaining guests. Secure and convenient off-road parking is provided by a spacious driveway that leads to a detached garage – ideal for vehicles or additional storage. The covered entrance offers practical shelter while enhancing the exterior charm of the home. Notably, the bungalow benefits from its single-story layout for easy access and a sense of flow throughout. Modern touches, efficient fittings, and abundant storage solutions underscore the home's move-in ready appeal. With its blend of contemporary finishes, versatile living spaces, and inviting garden retreats, this property stands out as an exceptional opportunity for buyers seeking comfort, privacy, and effortless living.

Council Tax band: C

Tenure: Freehold





### Hall

On entering the property you are welcomed into the hall, offering access to all rooms and the loft hatch to the partly boarded loft which houses the boiler. The hall houses a storage cupboard and the sleek laminate flooring, oak style doors and crisp white walls indicate the level of upgrades the current owners have made to the property.

### Kitchen

9' 7" x 19' 10" (2.91m x 6.05m)

The recently renovated kitchen is fitted with grey base and wall units and granite work tops. With an abundance of storage from party cupboards and double doors to the garden the kitchen has ample space for a dining table. The kitchen houses a free standing washing machine, a recessed sink, double electric NEFF oven with hide and slide door.

### Living Room

12' 5" x 15' 4" (3.78m x 4.68m)

To the front of the property with a large window overlooking the front garden, the living room has an electric fire, laminate flooring and a neutral decor.

### Principal Bedroom

12' 3" x 20' 10" (3.74m x 6.34m)

This extended bedroom offers an abundance of fitted wardrobes and benefits from an additional seating area with French doors looking out to the rear garden. An ideal spot for the first coffee of the day.



**Bathroom**

5' 5" x 6' 5" (1.65m x 1.96m)

With fully tiled walls the shower room has a double size shower enclosure with a rain fall head, there is a window to the side of the property for light and ventilation.

**Bedroom**

9' 6" x 7' 1" (2.89m x 2.17m)

Situated to the front elevation with dual aspect windows, the single room is bright and welcoming, ideal for guests or a home study as required.

**Garage**

8' 2" x 16' 8" (2.48m x 5.07m)

The detached garage has an electric door to the front and benefits from power and lighting.





## My New Project

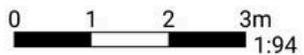
SUBMITTED BY  
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CREATED ON  
25 March 2026

DETAILS  
Total area: 82.05 m<sup>2</sup>  
Living area: 69.47 m<sup>2</sup>  
Floors: 1  
Rooms: 9

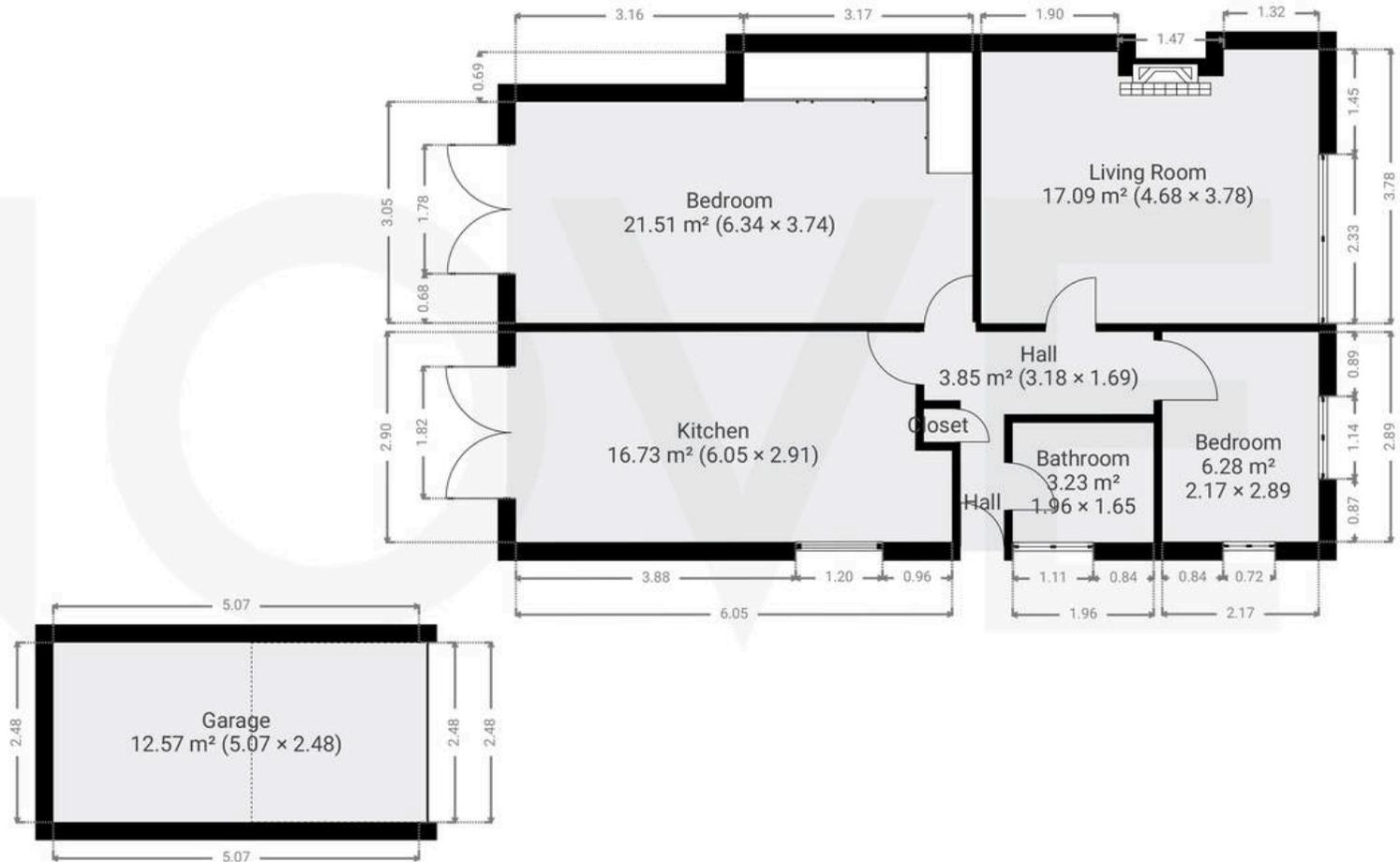
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## ▼ Ground Floor

TOTAL AREA: 82.05 m<sup>2</sup> • LIVING AREA: 69.47 m<sup>2</sup> • ROOMS: 9



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