





Accommodation

A high specification four bedroom semi-detached family home, located on a small sought after development and revealing a stylish interior, which offers a flexible and spacious layout. Purchased in 2021, the property is immaculately presented throughout and it offers a delightful fully enclosed rear garden.

Situated in a small and private development, the property offers a scenic setting, ideal for family life, whilst also being a flat walk from the centre of Thirsk. Network links are readily available, including Thirsk mainline train station (London direct) close by and ease of access to the A1, whilst the house is also ideally placed for countryside walks and Thirsk Racecourse.

On entering the property, there is a welcoming entrance hall with a WC and stairs rising to the first floor. There is a spacious double aspect living room with feature brick fireplace and sliding doors providing access to the rear garden. The kitchen/diner/family room is fitted with a range of stylish modern units, quartz countertops, ceramic tiled flooring and integrated appliances, including a dishwasher, double oven, induction hob and fridge/freezer. There is ample space for both a large dining table and a separate seating area, to create a lovely hub of the home. A utility/cloakroom completes the downstairs layout, with a door leading to the rear garden and housing the boiler, whilst an understairs cupboard provides handy storage. Rising to the first floor, there is a landing with access to the partially boarded loft. The main bedroom is a generous double with a modern ensuite shower room, which is part tiled and fitted with a cupboard providing storage. There are three further well-proportioned double bedrooms and the part tiled house bathroom. The bathroom is fitted with a white suite, including a bath with a glazed screen and shower over, plus a heated towel rail. The property benefits from high performance double glazing throughout and gas central heating which aid the property's high energy efficiency rating, which is a B.

Externally, the property enjoys an open lawned front garden, with a paved pathway leading to the front door. There is a driveway providing parking for multiple vehicles and a single detached garage, with power and an up and over door. To the rear, there is a great size garden, which is fully enclosed and offers a high degree of privacy. The garden is mostly laid to lawn, with a paved patio area and outside tap. Somewhat of a blank canvas, the garden offers the scope to tailor the garden to the new owner's requirements, whilst it is ideal for purchasers with children or pets.

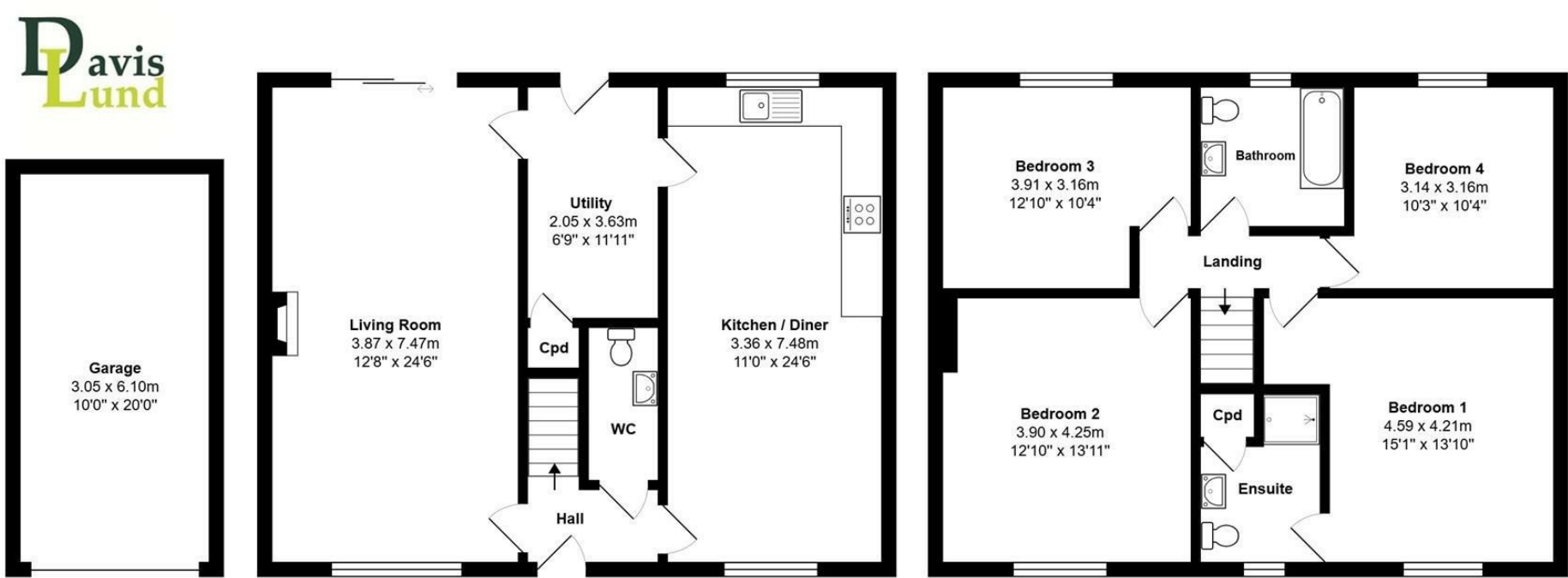
Offered to the market with no onward chain, properties of this size and calibre are rare to market at this price point, an early viewing is advised on this beautiful family home.

This property is in council tax band E.



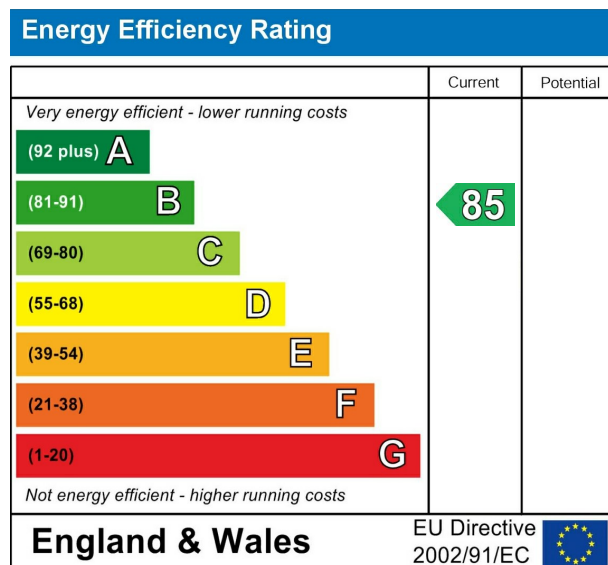


Floorplan





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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