

NOVE

10 Thirlmere Close, Carlton Miniott

Thirsk

Guide Price £270,000

10 Thirlmere Close

Carlton Miniott, Thirsk

A two bedroom semi-detached bungalow in the sought-after village of Carlton Miniott, offered for sale chain free and priced to reflect the opportunity to update and personalise throughout.

Bungalows of this size and position are consistently in demand, and this one sits well within its plot with a long driveway, garage, and an enclosed rear garden with a private gateway to a lane beyond. Inside, the accommodation is generous for the type, with a particularly spacious kitchen, a bright living room with fireplace, two double bedrooms, and a bathroom with separate bath and shower enclosure.

Carlton Miniott is a well-regarded village on the edge of Thirsk, with a local store and post office within easy reach and Thirsk railway station just a short walk away, providing regular services on the East Coast Main Line to York, Leeds and London. The market town of Thirsk itself, with its full range of shops, schools and amenities, is minutes away by car.

A practical and well-located home with real potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Private garden
- Spacious patio area
- French doors (garden access)
- Ample natural light throughout
- Modern bathroom with walk-in shower and bath
- Driveway parking
- Garage





Kitchen

16' 11" x 9' 5" (5.16m x 2.87m)

The kitchen is a particular feature of the property, r fitted with a range of light maple effect units to base and wall level with dark laminate worktops and tiled splashbacks. There is an integrated gas hob, oven and extractor, an inset sink, space for a fridge freezer and washing machine, terracotta-style tiled flooring, and recessed ceiling lighting. Two windows ensure the room is well lit throughout the day.

Living Room

15' 9" x 12' 0" (4.81m x 3.65m)

A spacious living area set the front of the house, with a broad picture window drawing in good natural light. A fireplace with white surround, marble-effect hearth and back panel housing an electric fire provides a focal point, with a dado rail running the perimeter and neutral carpet underfoot.

Hall

The internal hall connects the living areas to the rear bedrooms and offers a storage cupboard.



Bedroom One

12' 6" x 12' 4" (3.82m x 3.76m)

A well-proportioned double room with French doors opening directly onto the rear garden, twin wall lights and neutral carpet.

Bedroom Two

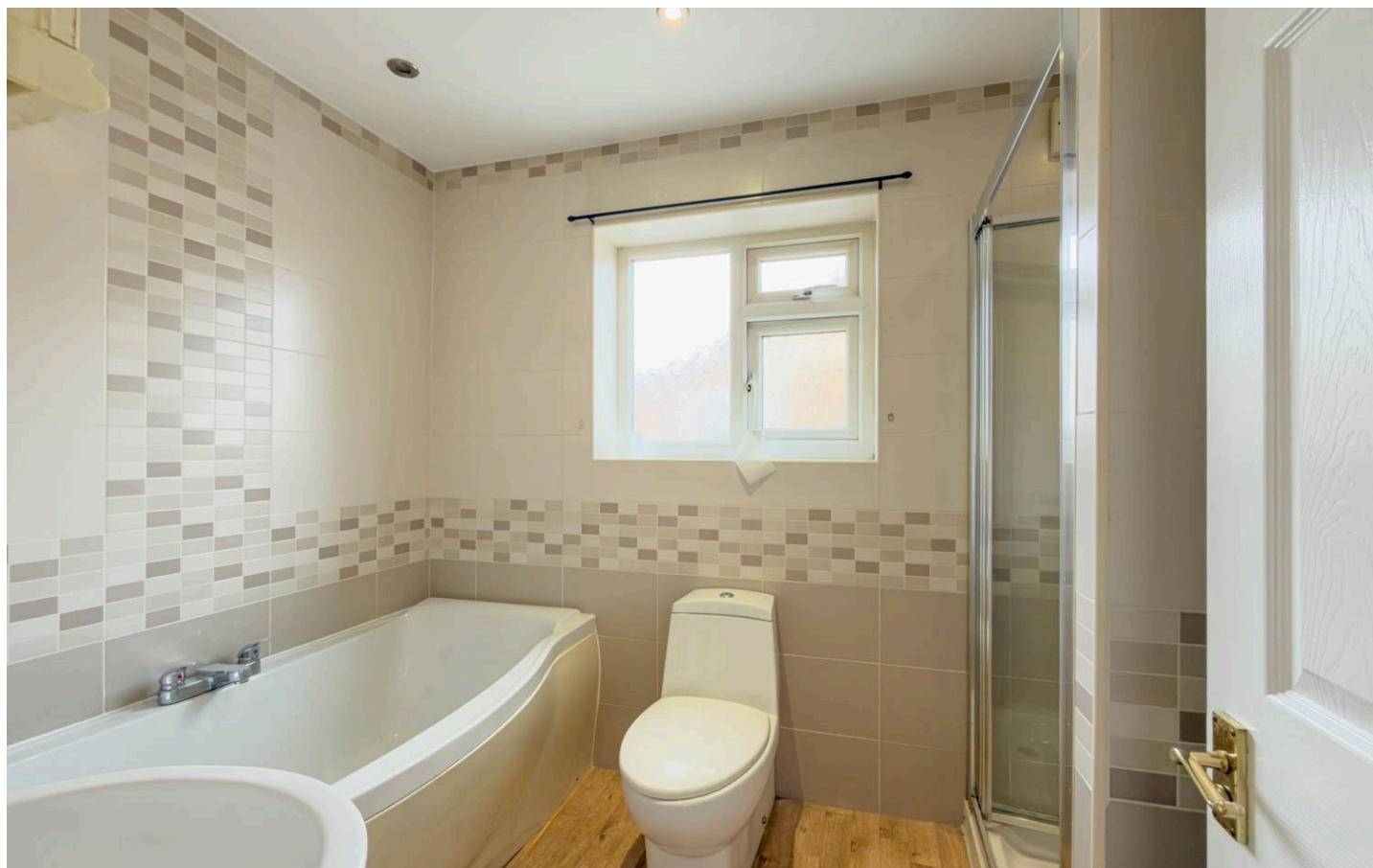
11' 11" x 10' 4" (3.62m x 3.16m)

A further double to the rear, again carpeted and neutrally decorated, with a radiator beneath a window with a pleasant green outlook.

Bathroom

9' 3" x 6' 4" (2.82m x 1.92m)

The bathroom is fitted with a three-piece suite comprising a shaped bath with mixer tap, a separate shower enclosure with glazed screen, WC and wash hand basin. Part-tiled walls in a neutral stone-effect with mosaic border detail, wood-effect flooring and a recessed ceiling light complete the room, which is presented to a good standard.





FRONT GARDEN

An open aspect lawned garden sits the the front of the property.

REAR GARDEN

The rear garden is made up of a lawned area, flanked with mature shrubs and a spacious patio for outdoor seating.

GARAGE

Single Garage

The detached garage has up and over door to the front and benefits from power and lighting.

DRIVEWAY

3 Parking Spaces





10 Thirlmere Close

SUBMITTED BY
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CREATED ON
6 May 2026

DETAILS
Total area: 65.04 m²
Living area: 65.04 m²
Floors: 1
Rooms: 7

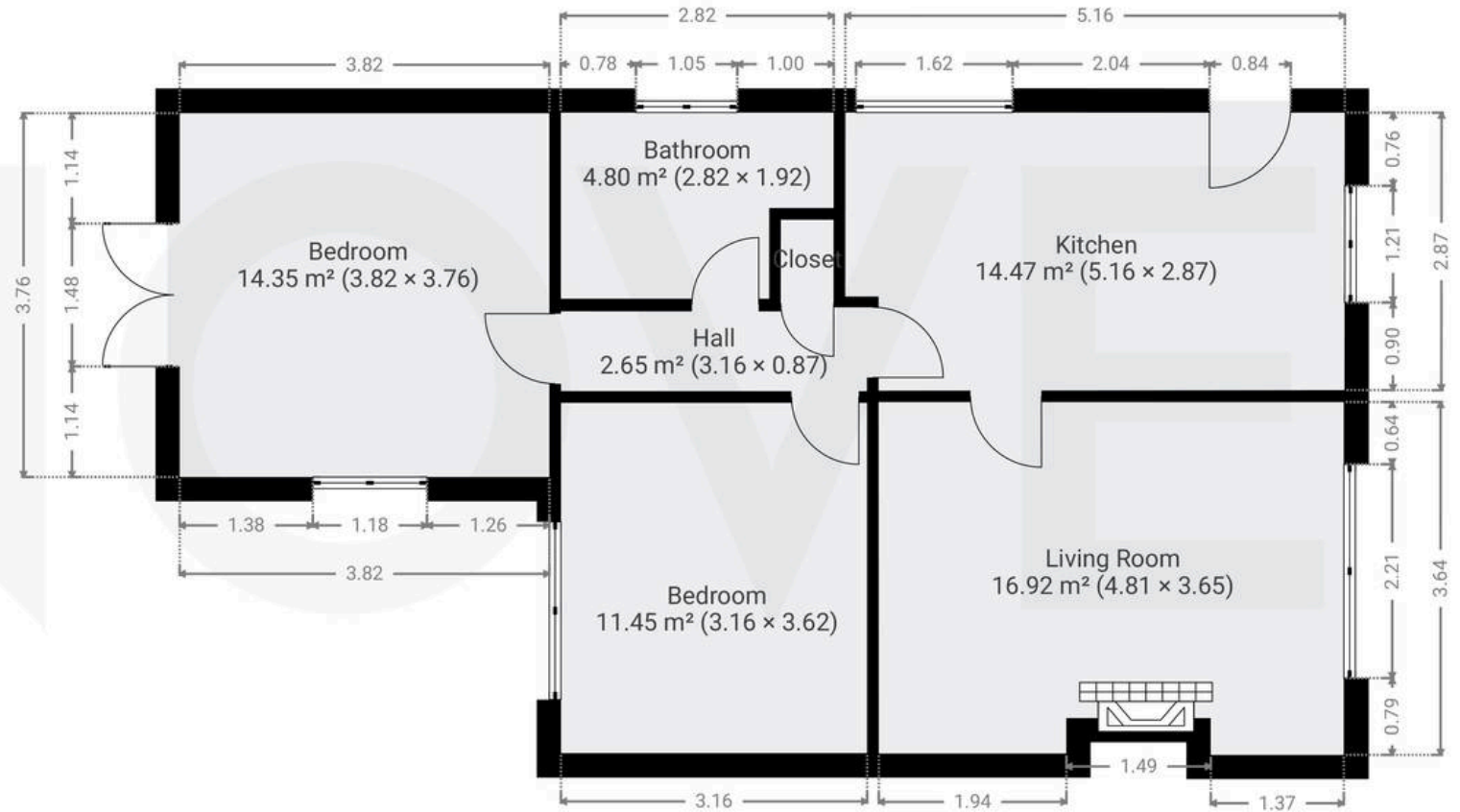
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0.0 0.5 1.0 1.5 2.0 2.5m
1:72

▼ Ground Floor

TOTAL AREA: 65.04 m² · LIVING AREA: 65.04 m² · ROOMS: 7



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