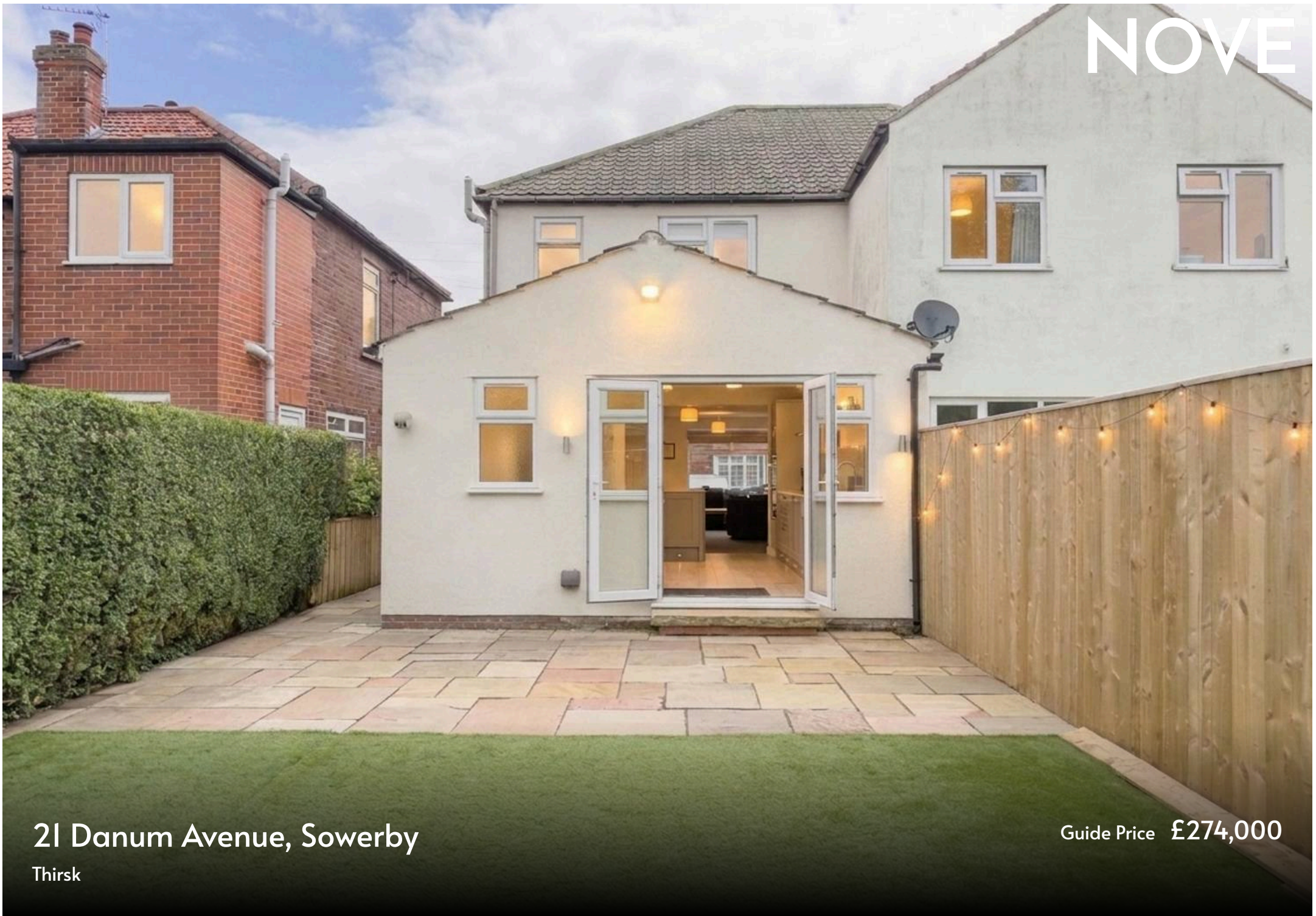


NOVE



21 Danum Avenue, Sowerby

Thirsk

Guide Price **£274,000**

# 21 Danum Avenue

Sowerby, Thirsk

A three bedroom semi-detached house on Danum Avenue, a private road in the popular Sowerby area of Thirsk, extended and improved by the current owners to create a generous and well-appointed family home. The rear kitchen extension is the centrepiece of the work, creating a vaulted, light-filled space with a fully fitted shaker kitchen, central island and French doors to the garden. The ground floor flows naturally from a front sitting and dining room through to the kitchen beyond, with a utility room and ground floor WC completing the layout.

To the first floor there are three bedrooms and a well-fitted house bathroom. At the foot of the rear garden sits a substantial insulated garden room, measuring just under 19 square metres and fitted with LVT flooring, inset ceiling speakers, a projector and a separate WC, offering genuine flexibility of use. To the front, gravelled off-street parking is provided for two vehicles with gated side access to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Off-road parking
- modern kitchen with island
- integrated appliances
- open plan living areas
- French doors to garden
- spacious low-maintenance garden with artificial lawn
- garden office/studio
- abundant natural light throughout





### **Entrance Hall**

The entrance hall is light and well-proportioned, with wood-effect flooring and a carpeted staircase rising to the first floor. A glazed internal door opens through to the open plan living space beyond.

### **Family Area**

24' 2" x 15' 3" (7.36m x 4.66m)

The family room runs the full depth of the ground floor, open to the kitchen beyond. The sitting area is positioned to the front, centred on the bay window, with carpet throughout and a feature wall and coving detail to the ceiling. The dining area sits centrally, comfortably accommodating a six-seat table, with the pitched ceiling and roof lights of the kitchen drawing through to give the whole space a strong sense of volume and light.

### **Kitchen**

14' 9" x 14' 0" (4.50m x 4.26m)

The kitchen was added by the current owners as a rear extension and is the centrepiece of the ground floor. Fitted with a comprehensive range of grey shaker-style units to both walls, with white composite worktops, a central island with open shelving below, and a Belfast sink. Integrated appliances include a double oven, hob and extractor. Display cabinetry and full-height units provide practical storage throughout. The vaulted ceiling with exposed beams and two Velux roof lights is the defining architectural feature of the space, complemented by recessed downlighting and under-unit lighting. French doors open directly to the rear garden, with full-width glazing above.

### **Utility/Ground Floor Toilet**

A walk-through utility room off the kitchen provides plumbing for a washing machine and dryer, with access through to the ground floor WC.



### Bedroom One

10' 11" x 9' 5" (3.33m x 2.86m)

The principal bedroom is set to the rear of the first floor, measuring 3.33 x 2.86m and accommodating a king-size bed with space to either side. A panelled feature wall adds a considered decorative detail. Carpeted, with a rear-facing window.

### Bedroom Two

10' 7" x 9' 4" (3.22m x 2.85m)

Bedroom two is set to the front of the first floor. The room is carpeted throughout, with a front-facing window.

### Bedroom Three

7' 9" x 7' 2" (2.36m x 2.19m)

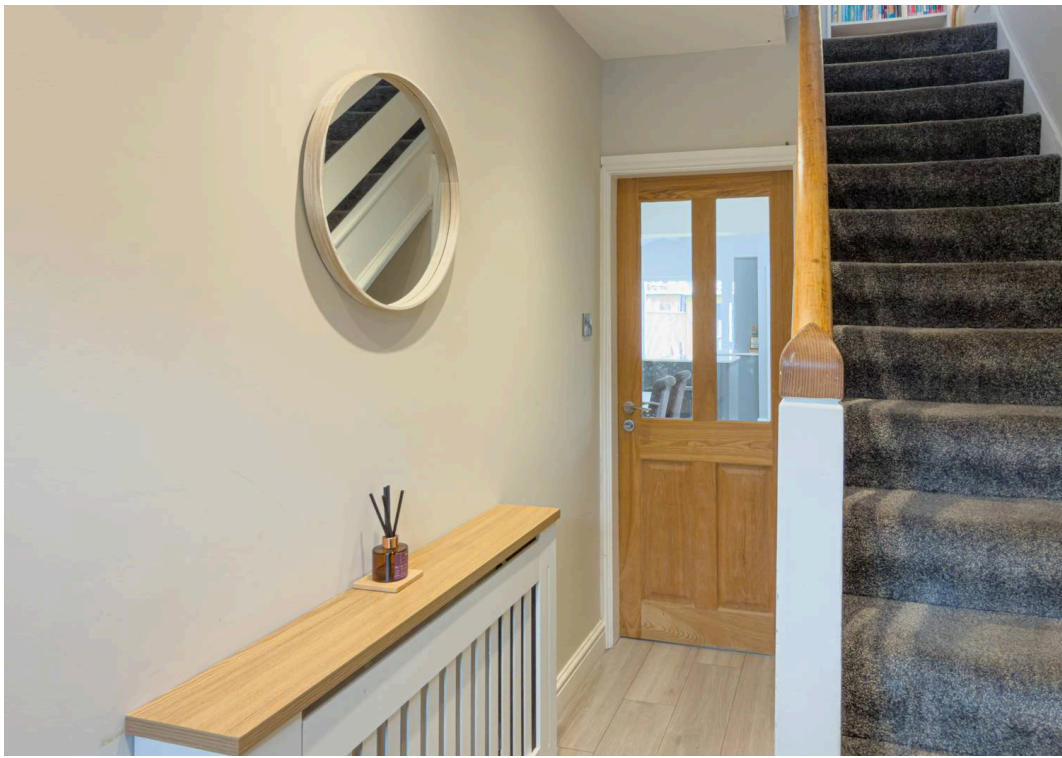
Bedroom three is a single room to the front of the first floor. Carpeted, with a front-facing window.

### Bathroom

6' 6" x 5' 10" (1.97m x 1.77m)

The house bathroom is fitted with a white suite comprising a panelled bath with glazed shower screen and rainfall shower over, pedestal basin and WC. Large format grey tiles line the walls throughout, with a mosaic tile detail to the shower end. A mirrored cabinet provides storage above the basin. Obscure glazed window and recessed downlighting.





## FRONT GARDEN

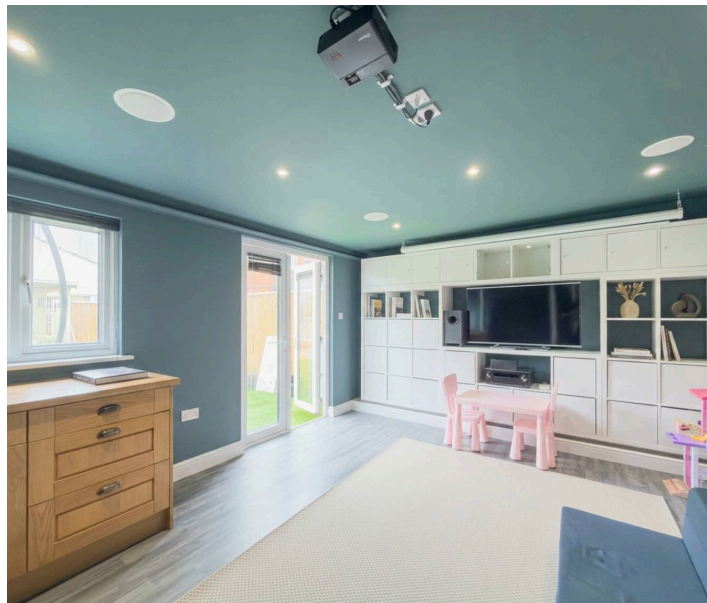
The front garden has been replaced with a gravelled driveway to offer side by side parking for two vehicles. An EV charger has been fitted by the current owners.

## GARDEN

The rear garden is fully enclosed with timber fenced boundaries and a mature hedgerow to one side. A sandstone patio runs directly off the kitchen, leading to an artificial lawn beyond. The garden room sits at the foot of the plot, clad in timber with anthracite grey French doors and matching window.

## DRIVEWAY

2 Parking Spaces





## My New Project

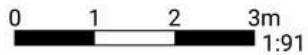
SUBMITTED BY  
Nove Property  
info@noveproperty.co.uk  
01845470047

CREATED ON  
11 May 2026

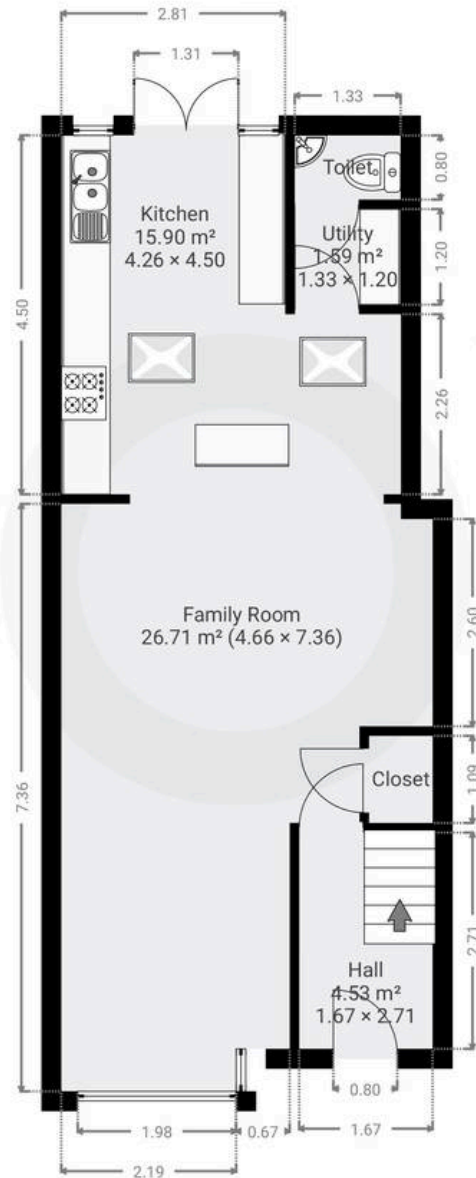
DETAILS  
Total area: 102.88 m<sup>2</sup>  
Living area: 102.88 m<sup>2</sup>  
Floors: 2  
Rooms: 14

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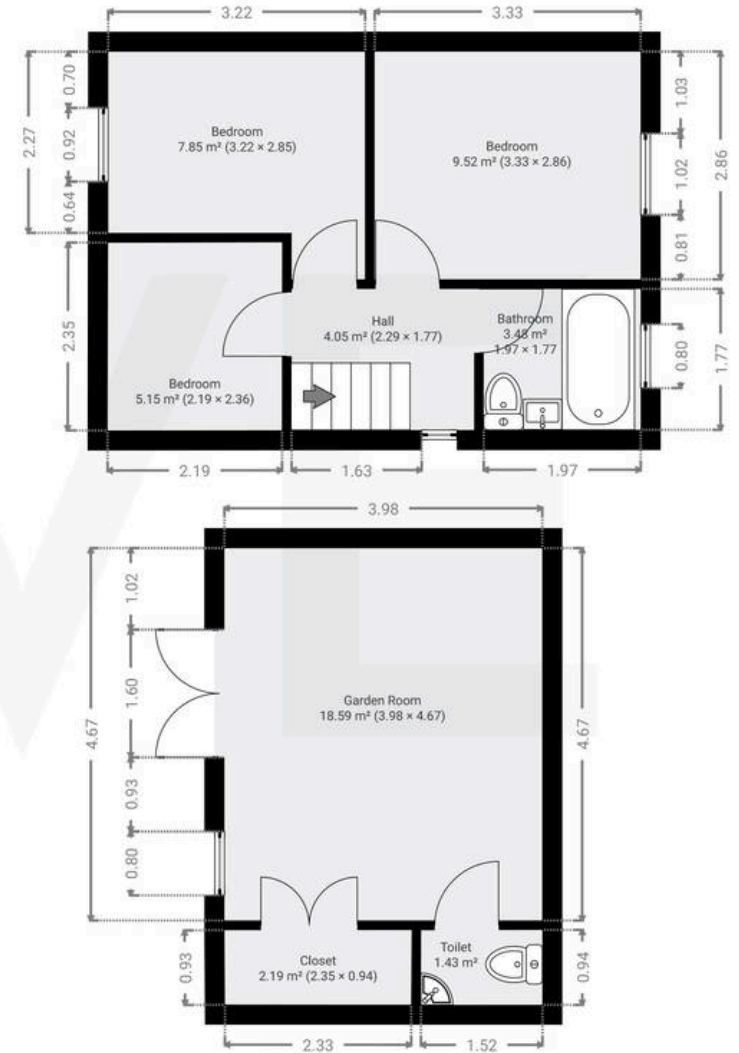
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



### ▼ Ground Floor TOTAL AREA: 50.65 m<sup>2</sup> • LIVING AREA: 50.65 m<sup>2</sup> • ROOMS: 6



### ▼ 1st Floor TOTAL AREA: 52.23 m<sup>2</sup> • LIVING AREA: 52.23 m<sup>2</sup> • ROOMS: 8



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