Butterfly Close, Thirsk, YO7 3SP
Price Guide £385,000

Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Set within a cul-de-sac, this spacious detached family home offers excellent ground floor living space together with four well-proportioned bedrooms, an en-suite shower room and an upgraded family bathroom. Outside, the private south-facing garden provides an ideal space for families to enjoy, whilst a detached double garage and ample off-road parking complete this impressive home.

- **Four-bedroom detached family home with a detached double garage.**
- **Principal bedroom with en-suite shower room and upgraded family bathroom.**
- **Spacious open-plan dining kitchen with integrated appliances and utility room.**
- **Generous driveway providing ample off-road parking for several vehicles.**
- **Private south-facing rear garden with extended patio and productive growing area.**
- **Positioned within a cul-de-sac, close to local amenities, schools and transport links.**

The Property
The spacious reception hall creates an excellent first impression, providing access to the living room, dining kitchen and cloakroom, whilst a staircase rises to the first floor. Beneath the staircase is a generous open area, offering excellent potential to create useful built-in storage if required.

Positioned to the front elevation, the generously proportioned living room comfortably accommodates a large suite, with the attractive box bay window providing excellent natural light and enhancing the sense of space.

Adjacent to the living room, and undoubtedly the hub of this family home, is the contemporary dining kitchen. Fitted with a comprehensive range of base and wall units, the kitchen provides excellent worktop space together with a host of integrated appliances. A window overlooks the private south-facing rear garden, whilst the open-plan dining area easily accommodates a full-sized dining suite. Double French doors open directly onto the rear patio, creating an excellent space for family life and entertaining throughout the warmer months.

The adjoining utility room provides plumbing for a washing machine together with space for a tumble dryer. Fitted cupboards and shelving make this a practical room for laundry, household storage and keeping the main kitchen free from day-to-day clutter. Completing the ground floor is the cloakroom, comprising a WC and wash hand basin.

On the first floor, the generous landing provides access to all four bedrooms and the family bathroom. The principal bedroom is particularly spacious and benefits from its own en-suite shower room. The remaining three bedrooms are all well proportioned, making the home equally suitable for growing families, those working from home or buyers who simply appreciate larger bedroom accommodation.

Completing the first floor is the upgraded family bathroom, fitted with a panelled bath with tiled surround, WC and wash hand basin set upon a pedestal.

Externally, the front garden has been designed with ease of maintenance in mind, creating an attractive approach to the property. To the rear, the private south-facing garden is predominantly laid to lawn and complemented by an extended paved seating area, together with well-stocked herbaceous borders, flowering plants and a fruit tree, creating an attractive outdoor space to enjoy throughout the year.

Positioned behind the detached double garage, the current owners have thoughtfully created a productive growing area incorporating raised beds planted with a variety of vegetables and salads. Should this not be required by a future purchaser, the space would lend itself equally well to the construction of a home office, studio or garden room, subject to any necessary consents.

Parking is provided by a generous double-width driveway, offering ample off-road parking for several vehicles and leading to the detached double garage. Accessed via two independent up-and-over doors, the garage also benefits from excellent overhead storage together with a personal side door providing direct access into the rear garden.

The double garage measures 6.12m x 5.3m

Important Information
The property is freehold
Council: North Yorkshire
Tax Band: E
EPC: B
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/0468-8005-7399-4393-3910

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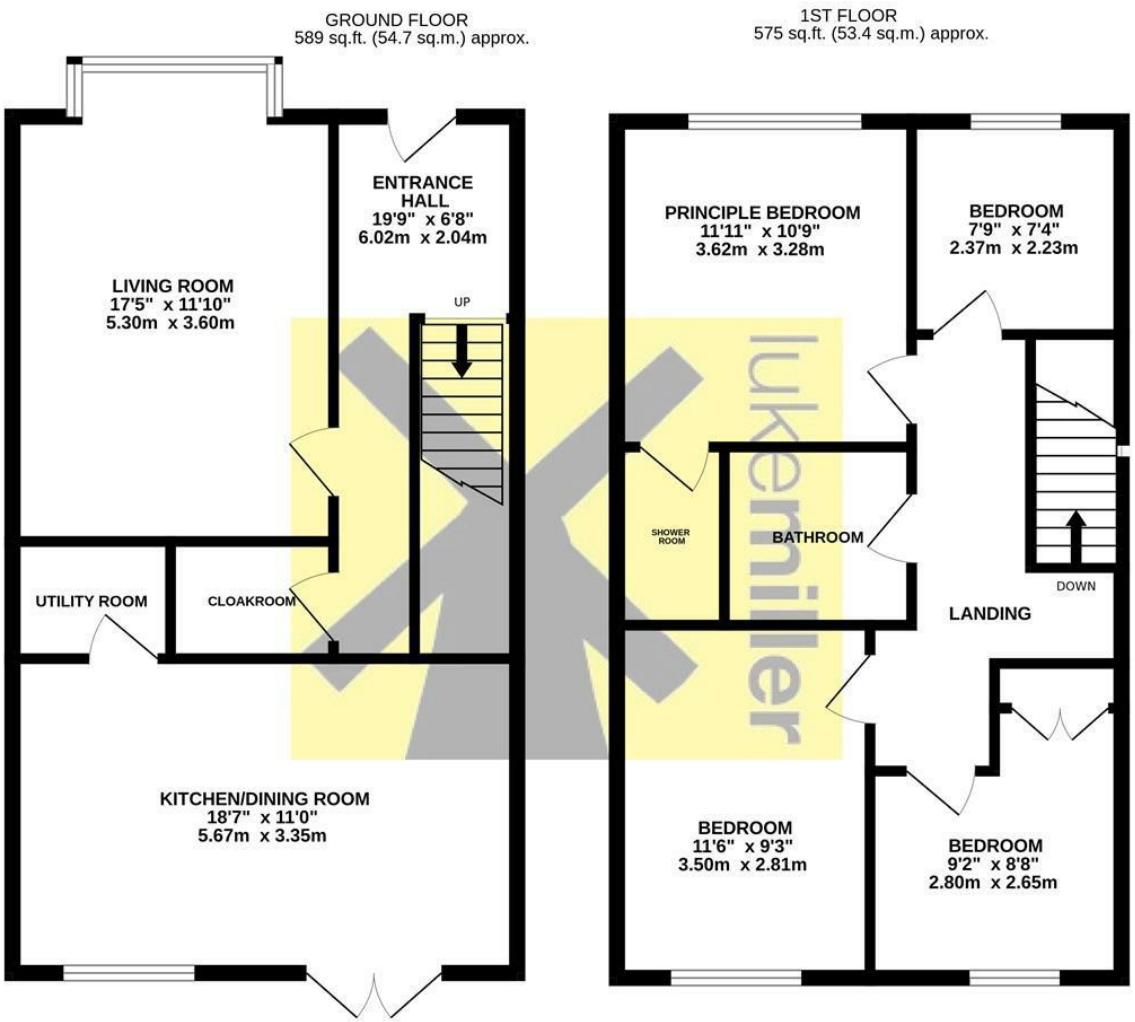

TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

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