





Accommodation

A beautifully presented and spacious four bedroom family home, situated in the peaceful village of Thornton-Le-Moor, enjoying a lovely elevated setting and countryside views. Occupying a generous plot, around 0.2 acres, with beautifully landscaped gardens and extensive driveway parking, the property is truly turn-key, whilst being sure to appeal to a range of purchasers.

The house has been meticulously renovated by its current owners, now revealing a stylishly finished and modern interior. Skilfully reconfigured, the property now offers a spacious kitchen/diner/family room, home office and generous main bedroom, with an ensuite shower room. Externally, the property has been fully rendered, giving the property fantastic curb appeal and a modern look. The property also boasts lovely private gardens, perfect for family life, dog owners and entertaining. With no expense spared on the renovation and quality materials used throughout, other works include a new garage roof, new windows, a full rewire of the property and new high-quality carpets throughout.

Thornton Le Moor is a sought-after village located close to the A19, Northallerton and Thirsk, making it ideal for commuters. There is public transport nearby with both Northallerton and Thirsk having mainline train stations and regular buses. Thornton Le Moor itself has a strong community spirit, hosting regular events and social events. Amenities are a short drive away, including a pub and well-regarded primary school in the neighbouring village of South Otterington.

On entering the property, there is a spacious entrance hall with stairs rising to the first floor and a WC. The living room is a great size, with a large window flooding the room with natural light. Stylishly finished, the kitchen/diner/family room enjoys a lovely outlook onto the rear garden, with sliding doors allowing access. The kitchen is fitted with a range of modern units, quartz worktops and integrated appliances, including Bosch microwave, dishwasher, induction hob, integrated larder fridge and a filtered boiling water tap, whilst a door provides internal garage access. A versatile office completes the downstairs layout and is sure to suit a variety of uses, such as a playroom or hobby room. Upstairs, there is a spacious landing with loft access hatch and large frosted window giving an airy feel. The main bedroom is a fantastic size, with fitted wardrobes and a chic ensuite shower room, which has underfloor heating and comes complete with a white suite, including a rainfall shower, heated towel rail and heated mirror. There is a further double bedroom, again with fitted wardrobes, plus two well-proportioned single bedrooms, all finished to a high standard throughout. The house bathroom completes the layout, again with underfloor heating and is stylishly fitted with a white suite, including a walk-in shower enclosure, Japanese soaking bath and vanity sink with a heated mirror. The house is double glazed throughout and benefits LPG gas central heating, along with new radiators and plumbing throughout. The current owners have also purchased solar panels, which generate approximately £2000 annually and in turn, reduce the electricity bill, making for an energy efficient home.

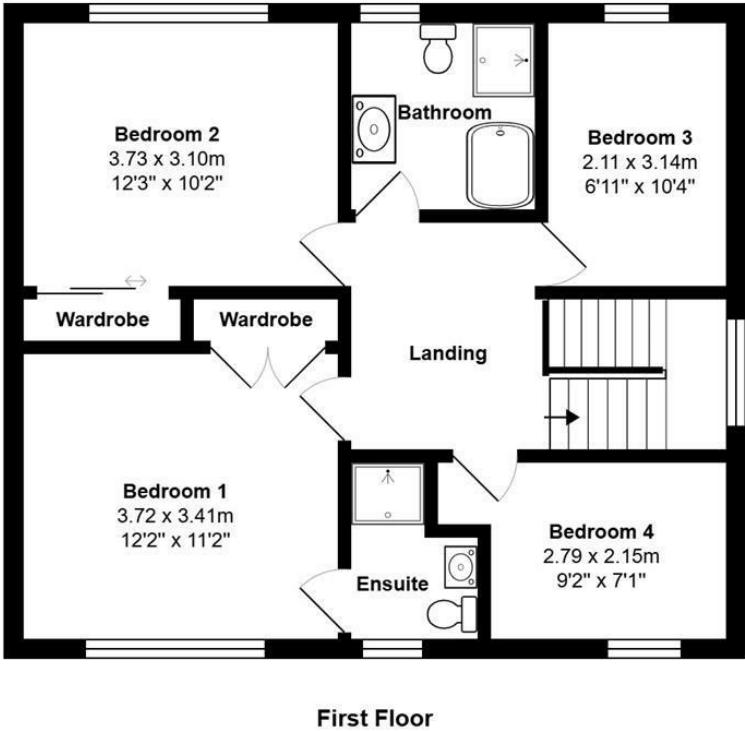
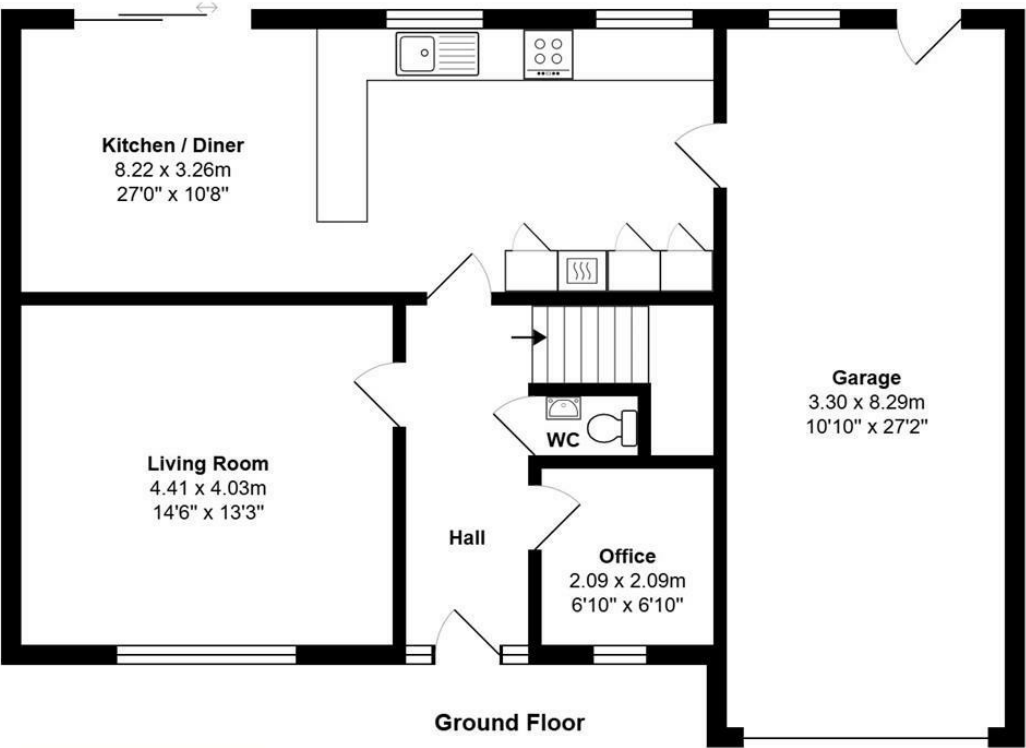
Externally, there is a tarmac driveway providing parking for multiple vehicles and access to the garage, which is much larger than a standard single garage. The front garden is partially laid to lawn, with mature flowerbeds. To the rear, the garden is a real delight, mostly laid to lawn with fenced boundaries and stocked flowerbeds, offering a high degree of privacy. There is also a patio entertainment area, with space for outdoor dining and entertaining, whilst two timber sheds provide handy outdoor storage. The garden is still somewhat of a blank canvas, allowing the new owner(s) the option to further landscape the garden to their personal taste.

Finished to an impeccable standard throughout, this beautiful family home encompasses fresh and modern accommodation in a serene, semi-rural setting. Homes of this quality are rare to market at this price point and an early viewing is advised on this lovely, newly-renovated property.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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