
Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE
45 Dowber Way, Thirsk, YO7 1EP
Price Guide £295,000

An extended three-bedroom detached family home offering generous and flexible accommodation, situated in a popular residential area within easy reach of local primary schools and Thirsk town centre. The property features a modernised dining kitchen, spacious living room, additional reception room/home office and a useful utility room. Externally, there is ample off-road parking and a west-facing rear garden backing onto Millennium Field. Viewing is highly recommended.

- Extended three-bedroom detached family home
- Modernised dining kitchen with integrated appliances and breakfast bar
- Versatile garage conversion, currently used as a home office and gym
- West-facing rear garden backing onto Millennium Field
- Generous flagged driveway and detached outbuilding with electricity
- Conveniently positioned for local primary schools and Thirsk town centre








**The property**
Luke Miller & Associates are delighted to offer this extended three-bedroom detached family home, providing generous and versatile accommodation in a popular residential location. Well positioned for access to local primary schools and Thirsk town centre, the property offers a modernised interior, flexible ground-floor accommodation and a west-facing rear garden overlooking Millennium Field.

Ground Floor

Entry to the property is through a reception hallway, which provides access to the living room, cloakroom and staircase leading to the first-floor accommodation.

The living room is a generously proportioned reception room, with a large window to the front elevation allowing ample natural light. There is plenty of space for a range of furniture, making this an ideal room for everyday family use.

Adjacent to the living room is the impressive, modernised dining kitchen, which has been thoughtfully designed to provide an excellent arrangement of fitted base and wall units, generous worktop space and a range of integrated appliances. A breakfast bar provides additional seating, whilst there is ample room for a family dining table and chairs. Double doors open directly onto the elevated rear decking, providing access to the gardens and making this an excellent space for both everyday living and entertaining.

Leading from the kitchen is a particularly useful utility and boot room, offering further fitted storage, worktop space and plumbing for laundry appliances.

A further benefit of the property is the former garage, which has been converted to provide a substantial additional room. Currently utilised by the owners as a combined home office and gym, this versatile space could equally serve as a second reception room, playroom or potential ground-floor bedroom, depending on the purchaser's requirements.

Completing the ground-floor accommodation is a cloakroom with WC.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms, comprising two double rooms and a comfortable single bedroom, which could also be utilised as a nursery or home office.

The family bathroom has recently been updated and comprises a panelled bath with shower over, WC, pedestal wash hand basin and contemporary tiled surround.

Externally

To the front of the property is a well-maintained, low-maintenance garden, together with a generous flagged driveway providing off-road parking for multiple vehicles.

The rear garden is a particular feature of this home, enjoying a desirable westerly aspect and backing onto Millennium Field. An elevated decked seating area, accessed directly from the dining kitchen, overlooks the garden and provides an excellent position to enjoy the afternoon and evening sunshine.

The garden itself is predominantly laid to lawn, offering ample space for family activities and outdoor enjoyment.

A further benefit is the substantial detached outbuilding, measuring approximately 4m x 2.6m. We are informed that electricity is connected, making this a useful space for storage, a workshop or hobby use.

Viewing

With its extended accommodation, modernised dining kitchen, flexible additional reception room and west-facing gardens backing onto Millennium Field, this property offers an excellent opportunity for families seeking space and versatility in an established residential area.

Luke Miller & Associates highly recommend an internal viewing to fully appreciate the accommodation and setting.

Important Information

The property is freehold
Council: North Yorkshire
Tax Band: D
EPC: D
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/0373-2816-7935-2090-1231

We hae been informed that all main services are available.

**Disclaimer**
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ROAR LOUD!



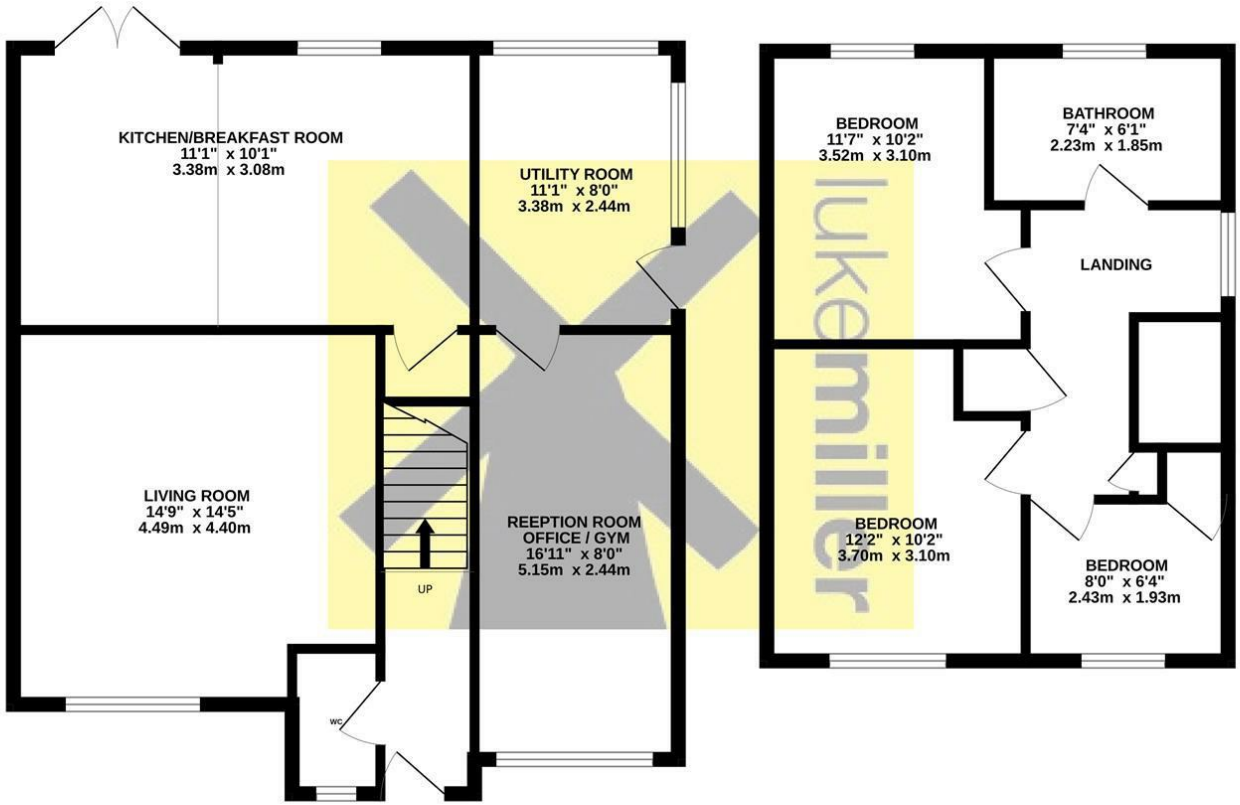






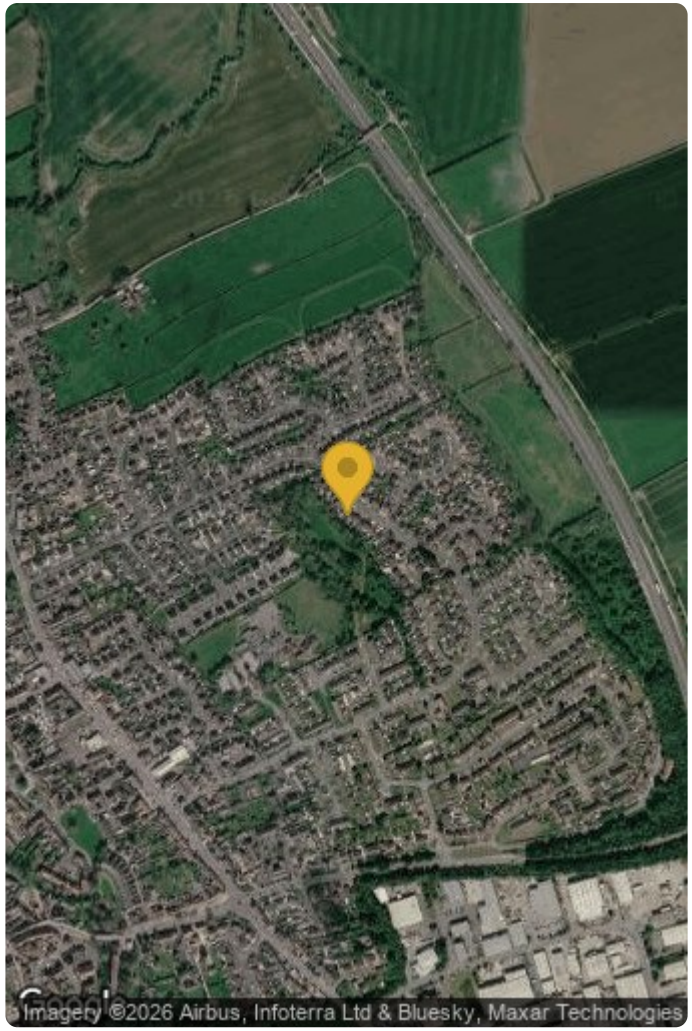
GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.




TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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