

Davis
Lund

Poppy Drive
Thirsk
North Yorkshire
YO7 3SJ

Guide Price £425,000





Accommodation

A stylishly finished four bedroom detached home, situated at the end of a quiet street, whilst revealing a spacious and immaculately maintained interior. The current owners have carried out a number of upgrades since purchase, making the house feel a lot more welcoming, whilst the décor has remained neutral. With a delightful and skilfully landscaped garden, which is larger than average for the development, the property is sure to appeal to a variety of purchasers.

Situated on a highly desirable development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away and a supermarket available very close by.

On the ground floor, the main entrance door leads to an entrance hall, with stairs rising to the first floor, under stairs storage, further storage cupboard and a cloakroom WC. The living room is generous in size, with a large window flooding the room with natural light, plus a stylish media wall with electric feature fireplace. The spacious kitchen/diner/family room comes fitted with a range of modern units, integrated appliances and double doors opening onto the rear garden, whilst a breakfast bar and tiled floor are also incorporated. To the first floor there is a spacious and airy landing with loft access and airing cupboard, main bedroom with fitted wardrobes and modern ensuite facilities, three further bedrooms and the part tiled house bathroom, fitted with a white suite. The property benefits from gas central heating and high performance double glazing throughout, aiding a high energy efficiency rating, which is a B.

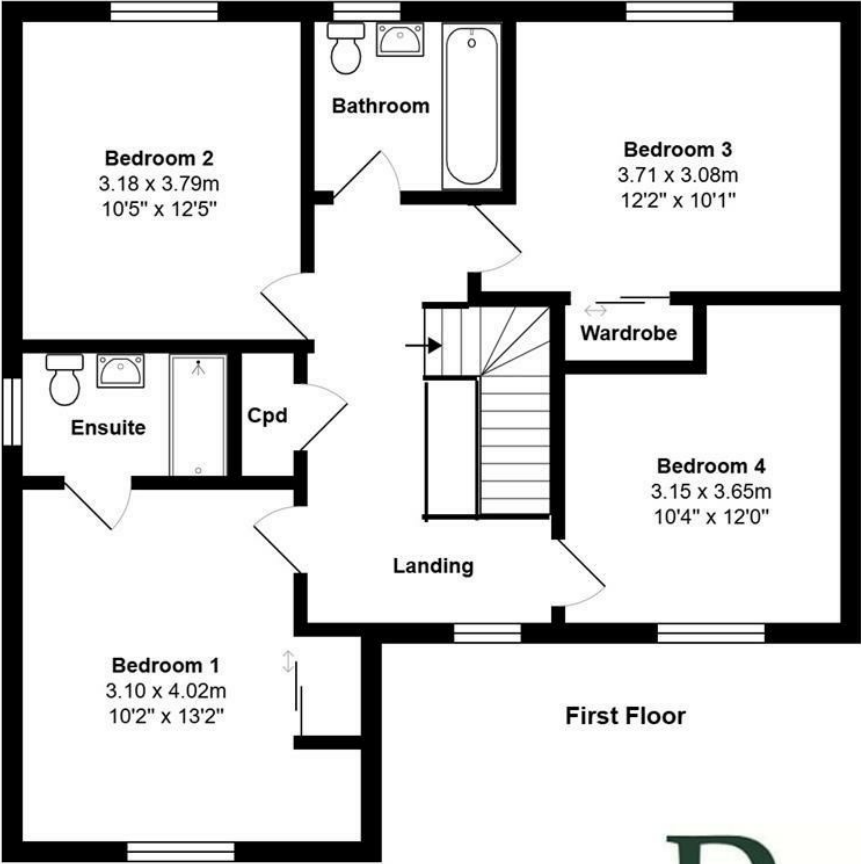
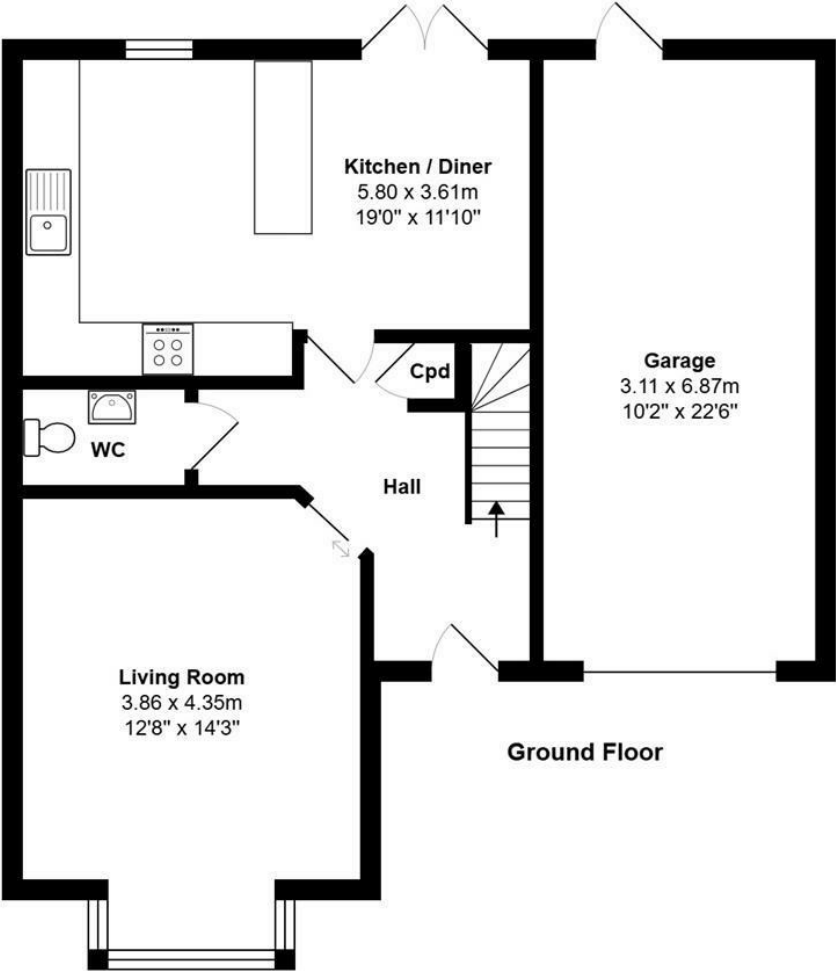
Externally, a tarmac driveway provides vehicle parking and gives access to the integral single garage. Gated access leads to the great size rear garden, fully enclosed by fenced boundaries, offering a great degree of privacy and making it ideal for purchasers with pets and children. The garden is mostly laid to lawn, with a covered pergola, patio and a raised decking area, great for entertaining and outdoor living all year round.

Beautifully presented throughout with spacious and stylish accommodation, the property is truly turn-key, an early viewing is advised on this modern and highly desirable home.



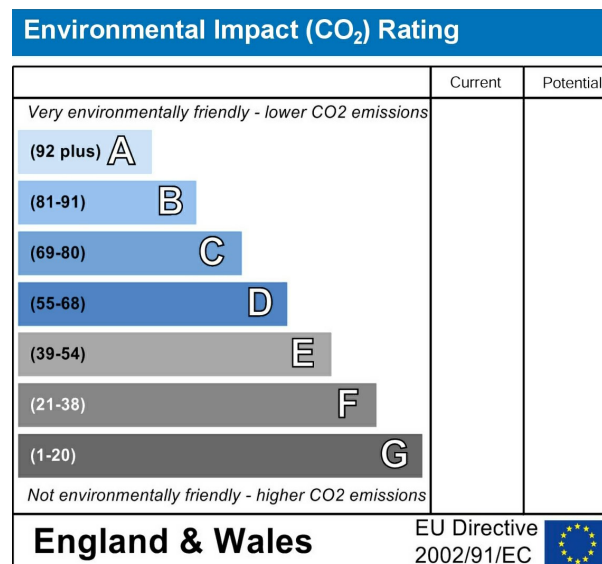
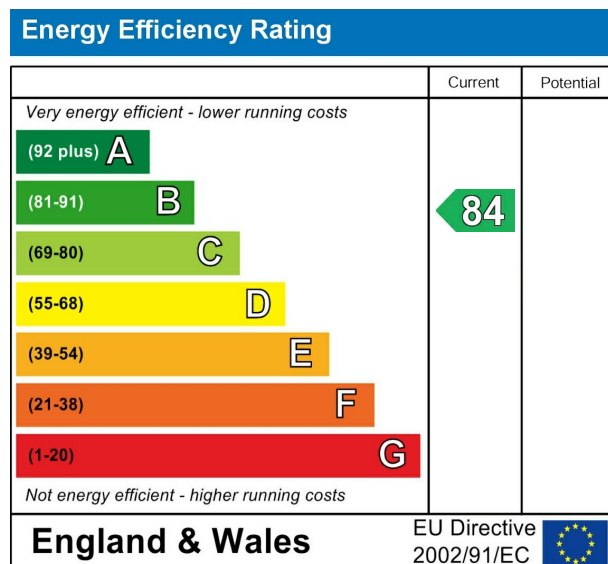


Floorplan





EPC



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

