

Davis
Lund

Poppy Drive
Thirsk
North Yorkshire
YO7 3SJ
Guide Price £380,000





Accommodation

A neatly presented, four bedroom detached family home, occupying a corner plot and being situated on a sought-after development in Sowerby. With a good-sized garden, driveway parking and a garage, the property is sure to appeal to a variety of purchasers. Built approximately six years ago, the property has been well maintained and it is sold with the balance of new build warranty in place.

The location is well served, with an array of shops and amenities readily available, being approximately a mile from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short walk away.

On entering the property, there is a welcoming entrance hall with cloakroom area, WC and stairs rising to the first floor. The double aspect living room is a good size, feeling light and airy with a bay window. The kitchen/diner is a great size, fitted with a range of modern units and integrated appliances, whilst patio doors give access to the rear garden. The tiled floor and double aspect again help to create a light open plan living space. Rising to the first floor, there is a landing with loft access and a cupboard providing handy storage. The main bedroom is a generous size, with space for a super king bed and an ensuite shower-room. There are three further well-proportioned double bedrooms and the house bathroom, which completes the layout. The bathroom is part tiled and fitted with a modern white suite, including a bath with shower and glazed screen over.

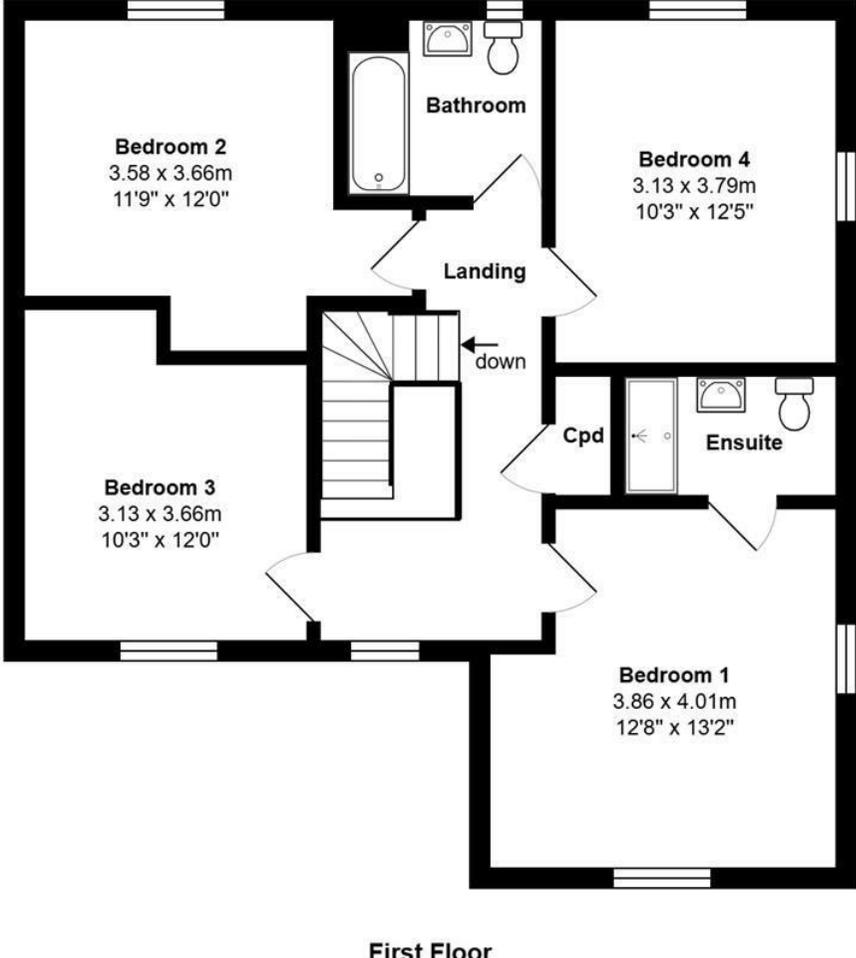
Externally, the property benefits from an open front garden, mostly laid to lawn and with a hedge border. There is a driveway providing parking for multiple vehicles and leading to the integral garage. The garage is larger than a standard single, providing ample storage and space for a utility area. A gate to the side of the property gives access to the delightful enclosed rear garden, which is mostly laid to lawn, with a shed providing handy storage, whilst there is also a fantastic raised decked seating area and patio.

An early viewing is advised on this lovely modern home, which is sure to be in high demand.





Floorplan





EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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