

**D**avis  
**L**und

Violet Close  
Thirsk  
North Yorkshire  
YO7 3FW  
Guide Price £265,000





## Accommodation

A delightful three bedroom semi-detached house, constructed approximately four years ago and situated on an ever popular Sowerby development. The house sits on a generous size plot, offering a modern interior and a good size enclosed rear garden, whilst driveway parking is also available.

The property reveals a quality interior, being stylishly decorated and finished, whilst having a lovely, homely feel. The current owners have made numerous additions to the property since purchase, including boarded loft space, shed in the garden providing handy storage and an EV charging point.

The location is well served, with an array of shops and amenities readily available, being approximately 1.5 miles 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 drive away.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The living room overlooks the rear garden, with double doors leading onto the patio and understairs storage. The kitchen/diner is fitted with stylish units and some appliances, with ample space for a dining table. To the first floor, there is a landing with ladder access to the boarded loft, generous main bedroom with ensuite shower room, further double bedroom, a well-proportioned single bedroom and the house bathroom completing the layout, fitted with a white suite, including a bath with handheld shower.

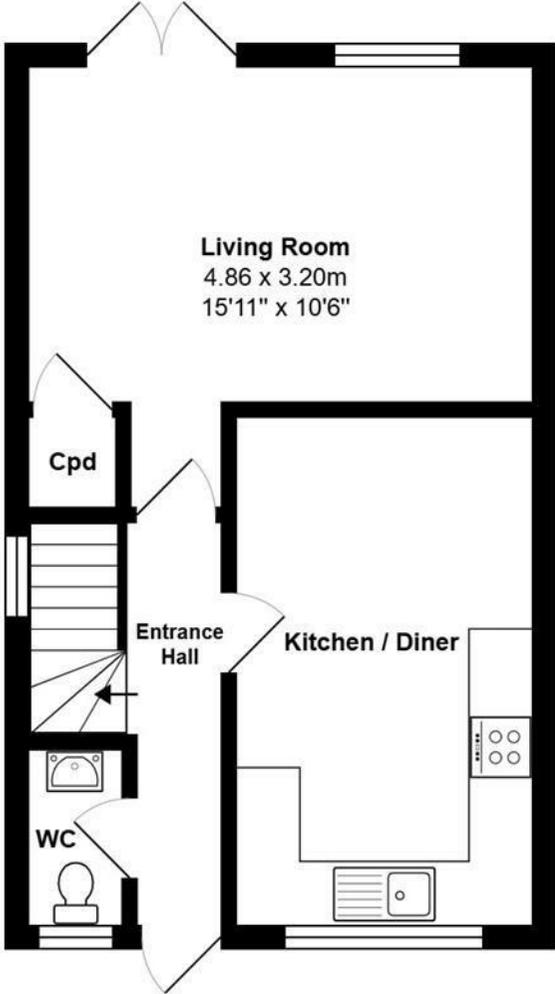
Externally, the property benefits from a open lawned front garden, with paved pathway to the front door. A gate gives access to the rear garden, which is paved and gravelled for ease of maintenance. There is a large shed providing handy storage and a dog kennel. A private driveway to the rear of the property allows parking for two vehicles, along with an EV charging point, whilst a further gate leads to the rear garden. The property benefits from gas central heating and quality double glazing throughout, all aiding to the high energy efficiency rating, which is a B.

Homes of this quality and size are rare to market at this price point and an early viewing is advised on this lovely family home.

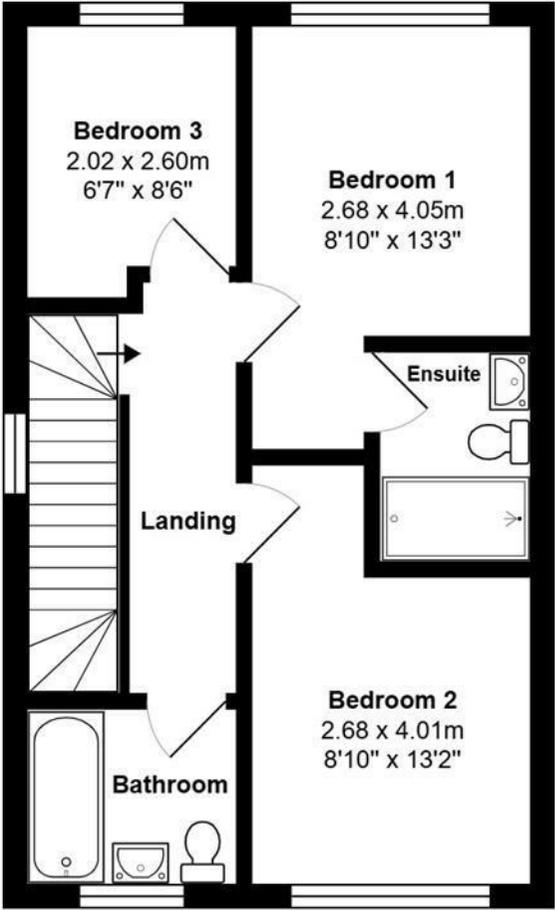




Floorplan



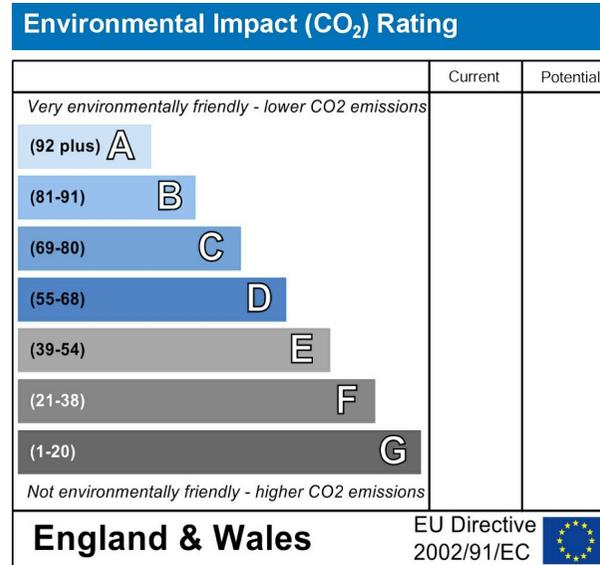
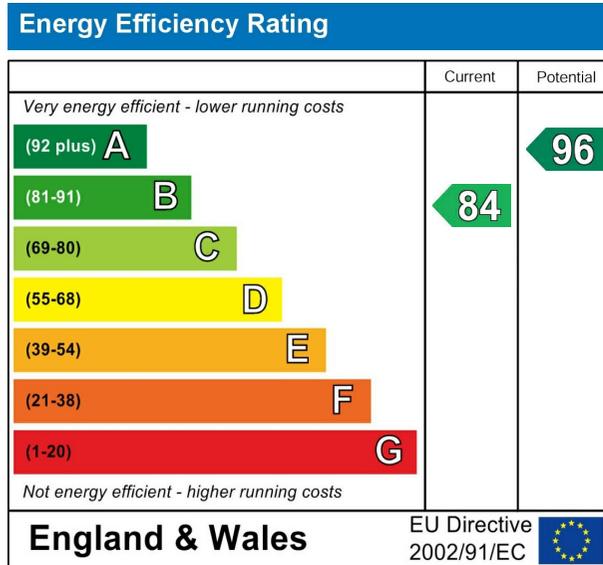
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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