



2 Magnolia Way, Thirsk YO7 3FU  
Offers In The Region Of £354,950



**JOPLINGS**  
Property Consultants



We are delighted to introduce a newly built, stunning four bedroom detached property situated on a popular and thriving new home development in Sowerby. An ideal family home, the property offers spacious living space and beautiful additional touches that have been added by the current vendors. To the ground floor is a spacious lounge, a modern and light kitchen dining area and a downstairs WC. To the first floor is an excellent size master bedroom and en-suite, three further double bedrooms, and a family bathroom. All the internal windows have been fitted with modern shutter style blinds and also it has been newly carpeted throughout. Viewing is an absolute must to appreciate what the property has to offer.

### **The Ground Floor**

On entrance to the home is a welcoming reception hallway with a porcelain tiled floor. Following through to a spacious lounge currently with a large range of furniture, a large UPVC window to the front giving generous natural light. Then leading through to the rear of the home you have a large kitchen equipped with a range of modern white base and wall units with coordinating work surfaces and integrated appliances comprising of a fridge freezer, dishwasher, double oven, a four ring gas hob and a porcelain tiled floor to match the external patio area. To the rear elevation is a large UPVC window and an open plan dining area with French patio doors leading to the garden. Leading through the internal door is a spacious utility with additional base and wall units fitted with an integrated washing machine, built in gas combi boiler, a stainless steel sink, and a door leading through to the downstairs WC fitted with a modern toilet and hand wash basin. Finally to the ground floor is a large integral garage with power and light, and planning permission to potentially be converted partly into an extended family room from the kitchen.

### **The First Floor**

To the first floor is four double bedrooms a family bathroom. On entrance to the master bedroom, there is a space for a wardrobe and UPVC window to the front. Following through to an en-suite with a large walk in shower, toilet and hand wash basin and a porcelain tiled floor. There are three further double bedrooms, and each bedroom has been fitted with new grey carpet. The family bathroom comprises of a bath with a fitted shower head, toilet and hand wash basin, with a porcelain tiled floor.

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### **To The Outside**

To the front of the property is a partly laid to lawn area, and a double driveway with access to the integral garage. There is also a gated entrance to access the rear garden. To the rear of the property is a large south west facing garden, which has been mainly laid to lawn with a newly laid patio area and the current vendor is currently constructing a hot tub enclosure.

### **Viewing Arrangements**

All viewings are strictly by appointment through Joplins Estate Agents, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire. YO7 1HD. Telephone: 01845 522680

### **Opening Hours**

Monday - Friday 9.00 a.m - 5.30 p.m  
Saturday 9.00 a.m - 1.00 p.m  
Sunday Closed





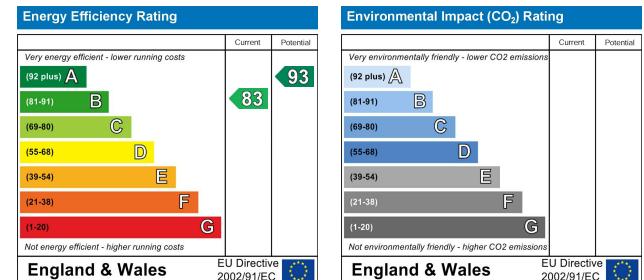


## FLOOR PLANS

## LOCATION MAP



## ENERGY PERFORMANCE GRAPH



## VIEWING

Please contact our Thirsk Office on 01845 522680  
if you wish to arrange a viewing appointment for this property or require further information.

## Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
01765 694800  
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
01845 522680  
thirsk@joplings.com

[www.JOPLINGS.com](http://www.JOPLINGS.com)

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