



37 Sycamore Drive, Thirsk YO7 3NW  
Guide Price £350,000



JOPLINGS  
Property Consultants



## THIRSK, YO7 3NW

An opportunity to purchase this well presented, modern four bedroom detached family home situated on the popular Sowerby Gateway development. The property has been tastefully designed by it's current owners, additionally benefitting from a custom designed kitchen offering maximum storage, an extension during the build to the rear to create a separate utility and solar panels to help with rising energy costs.

Sowerby is just a short walk from the popular Thirsk Market Place, and also has excellent transport links to the A168 connecting to the A1m. The property is within close proximity to the local secondary school and primary schools, and all other local amenities.

The property briefly comprises of an open plan kitchen diner and utility, study and lounge. To the first floor is the master bedroom with a shower en-suite, three further good size bedrooms and a family bathroom. The property has well maintained front and rear gardens, and a detached garage.

### Entrance Hallway

Composite front entrance door. Large under stair cupboard. Stairs leading to the first floor. Radiator and Amtico flooring.

### Study

Dual aspect double glazed windows to the side and front. Multi purpose room currently being used as an office/study. Space for shelving and a large desk. Radiator. Amtico flooring.

### Kitchen Diner

Two double glazed windows to the front and one double glazed window to the side. Modern fitted matt kitchen with a range of base and wall units which have been custom designed to offer the maximum storage, and coordinating work surfaces and sink with an instant hot water tap. Integrated appliances comprising of a Bosch double oven and dishwasher, and a five ring induction hob with an externally vented extractor hood. Space for a fridge freezer. Extractor to the ceiling. Space for a large dining table and chairs. Radiator. Amtico flooring. Door leading through to the utility room.



### Utility Room

Space and plumbing for a washing machine and tumble dryer. Cupboard housing the gas combi boiler. Part glazed composite rear entrance door leading in to the garden. Amtico flooring. Door leading in to the WC.

### Cloakroom WC

Opaque double glazed window. Hand wash basin and wall mounted WC. Amtico flooring and radiator.

### Lounge

Dual aspect with a large double glazed bay window to the side fitted with white American shutters, and double glazed French patio doors leading out to the garden. Radiator and amtico flooring.

### FIRST FLOOR

#### Landing

Large double glazed window to the stairwell overlooking the green. Cupboard housing the immersion heater. Loft access. Radiator.

#### Master Bedroom and Ensuite

Dual aspect double glazed windows. Radiator. Door leading in to the ensuite, comprising of a walk in shower cubicle, hand wash basin and WC. Chrome heated towel rail and extractor fan. Mirrored wall vanity unit and shaver socket.



### **Bedroom Two**

Double glazed window and radiator.

### **Bedroom Three**

Double glazed window and radiator.

### **Bedroom Four**

Double glazed window and radiator.

### **Family Bathroom**

Opaque double glazed window. Modern three piece bathroom suite comprising of a bath with overhead shower and glass shower screen, wall mounted WC and hand wash basin. Mirrored wall vanity unit. Shaver socket. Tiled flooring and radiator.

### **Garage**

Up and over door. Plenty of storage and shelving. Part boarded eaves. Power and light.

### **External**

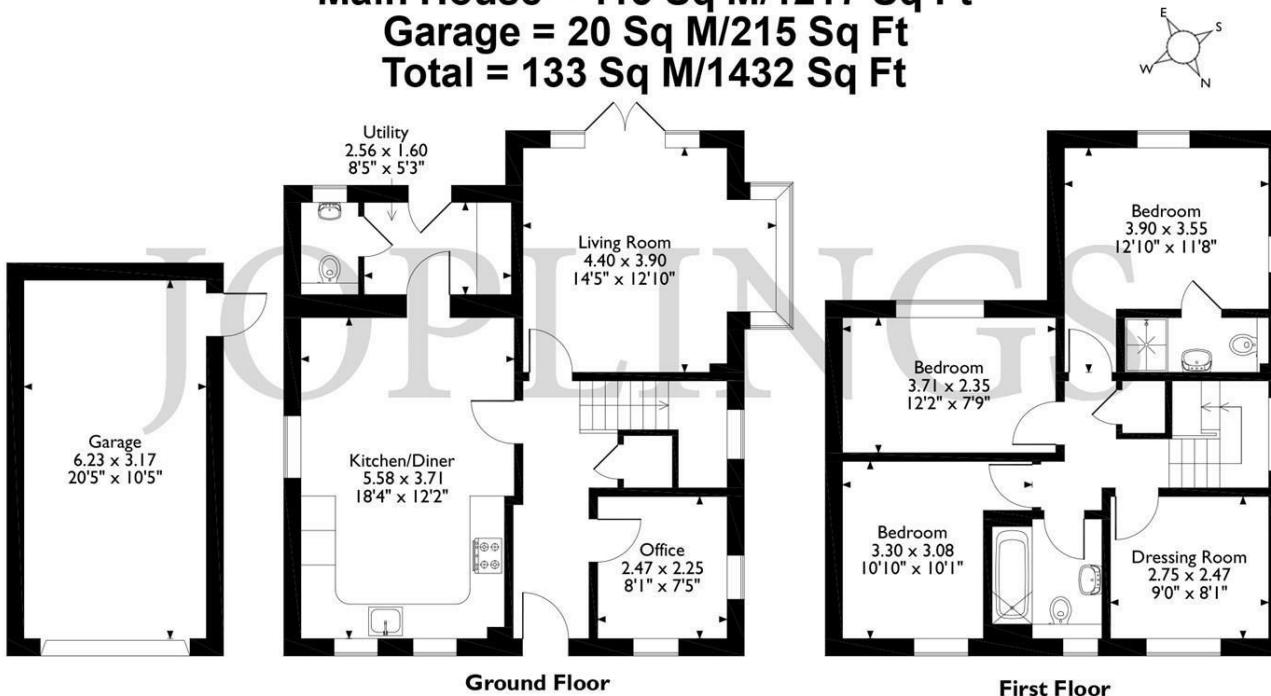
To the front of the property is mainly laid to lawn with a flower border and a pathway leading to the front entrance door. Driveway to the side of the property with ample parking. The rear garden has a patio area for outdoor entertaining, leading to a well established garden with a variety of fruit trees, mature plants and flowerbeds. Security lighting and outdoor light. The side of the property is mainly laid to lawn with established shrubs. The property also benefits from solar panels.





## FLOOR PLANS

**37 Sycamore Drive, Sowerby, Thirsk**  
**Approximate Gross Internal Area**  
**Main House = 113 Sq M/1217 Sq Ft**  
**Garage = 20 Sq M/215 Sq Ft**  
**Total = 133 Sq M/1432 Sq Ft**

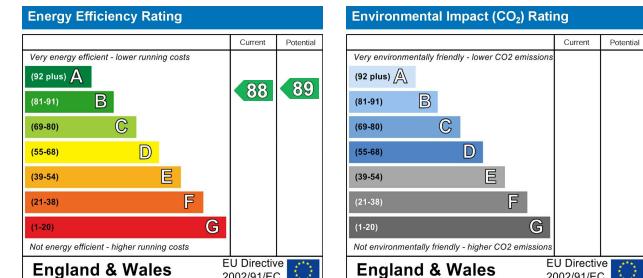


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.

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