

Davis
Lund

Edgar Drive
Thirsk
North Yorkshire
YO7 1TY
Guide Price £230,000





Accommodation

A modern and stylishly presented two double bedroom semi-detached home, located on a small recently built development, in a popular area on the outskirts of Thirsk.

The location is well served, with an array of shops and amenities readily available, being less than 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.

The property occupies a prime plot on the development, offering a lovely enclosed rear garden, carefully selected by the current owners, due to its garden orientation and it attracting plenty of sunshine.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC, whilst the living room offers a feature electric fire. The good size kitchen/diner is located to the rear of the house, fitted with a range of stylish units and integrated appliances, whilst double doors lead to the rear garden. To the first floor there is a landing with loft access and a storage cupboard, two good size double bedrooms and the modern part tiled house bathroom, fitted with a white suite including a bath with shower and glazed screen over.

To the front of the house there is an open lawned garden, with a pathway leading to the front door and a block paved driveway providing parking for two vehicles. The rear garden is fully enclosed, making it ideal for children and pets. The garden has been landscaped and designed for ease of maintenance, with artificial turf. There is a good size patio entertainment area, further seating area and two timber gazebos, whilst a shed also provides handy storage.

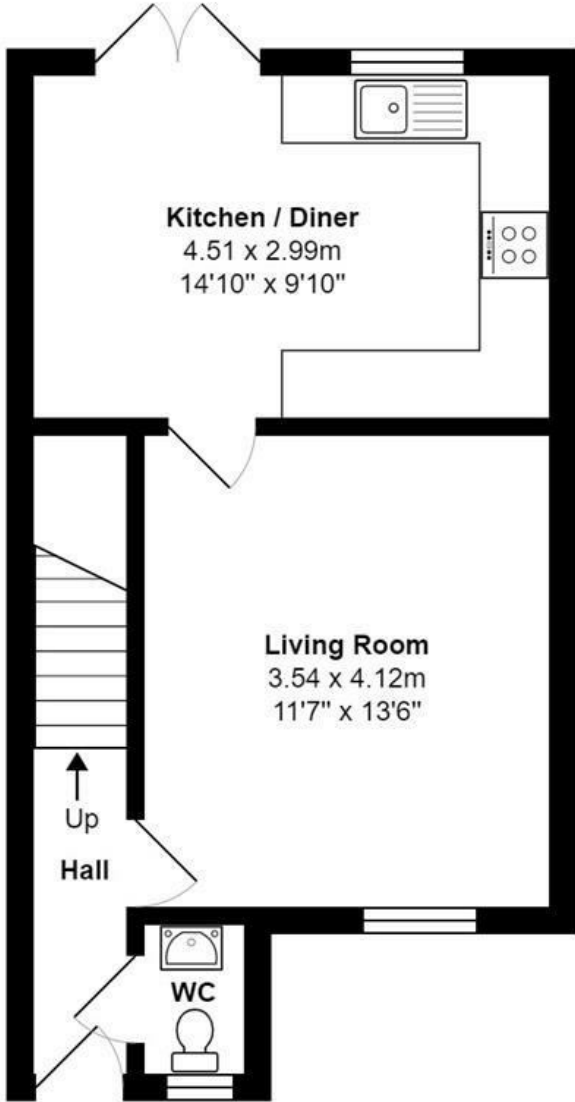
The property boasts the modern features you would expect from a recently built home, including gas central heating and double glazing, both of which help to give a high energy efficiency rating. The house also benefits from the balance of the NHBC warranty.

Modern homes are rare to market in this area of high demand and an early viewing is advised.

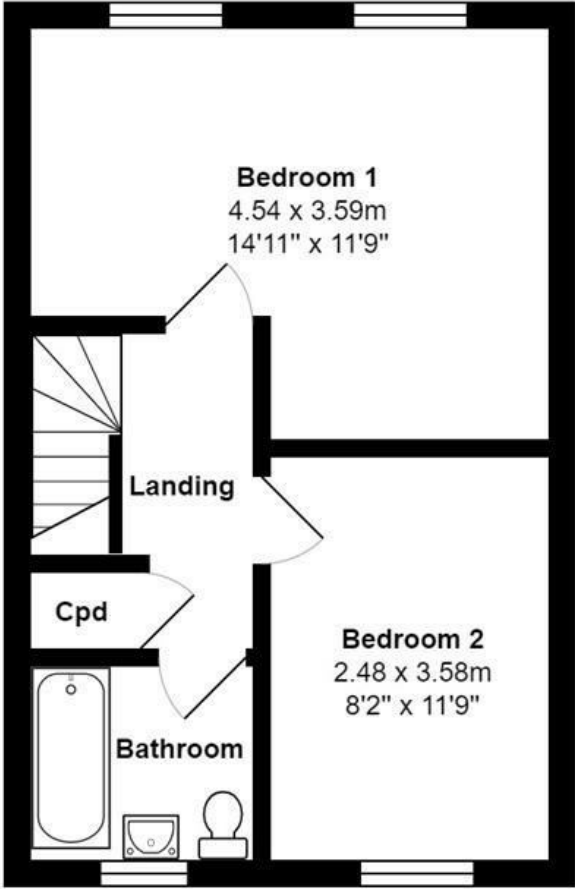




Floorplan



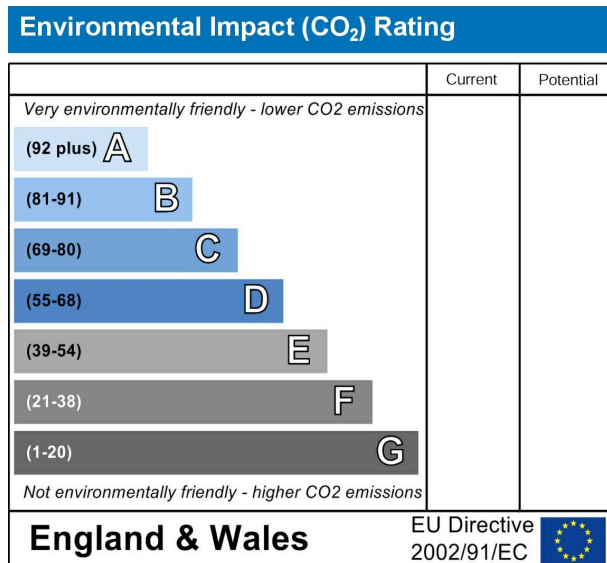
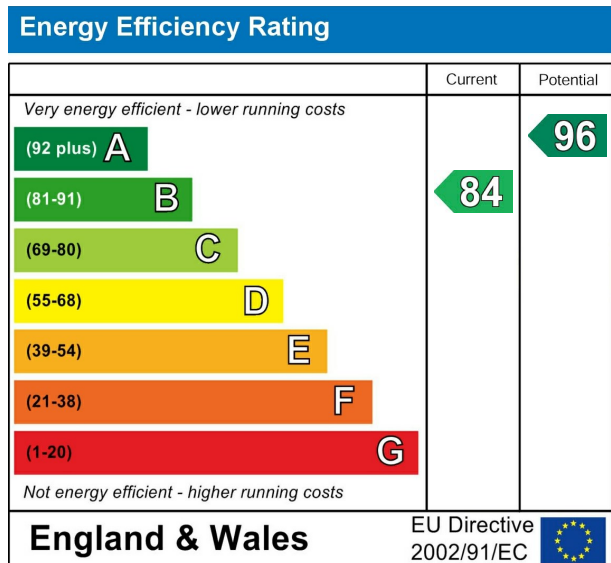
Ground Floor



First Floor



EPC



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

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