

Davis
Lund

Evergreen Way
Sowerby
North Yorkshire
YO7 3FJ

Offers Over £280,000





Accommodation

A delightful semi-detached townhouse, revealing spacious and flexible accommodation arranged over three floors, plus a lovely enclosed rear garden. Less than four years old and with the balance of the new build warranty still in place, many upgrades were made at the time of purchase, including the kitchen, bathroom and ensuite, whilst a stylish and practical tiled floor has also been added to the kitchen/diner.

Situated on a highly desirable development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away and a supermarket available very close by.

The house benefits from the modern features you would expect from a recently built home, including a high EPC energy efficiency rating, aided by double glazing and a modern combi gas central heating boiler.

On the ground floor there is an entrance hall with storage and stairs rising to the first floor. The stylish kitchen/diner is fitted with a range of modern units and integrated appliances, whilst the downstairs WC offers convenience. The living room with double doors leading to the rear garden completes the downstairs layout. To the first floor there is a landing with further staircase to the top floor, two bedrooms (one a very good size double with fitted storage) and the modern fully tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is the fantastic size main bedroom, flooded with light and offering stylish ensuite facilities.

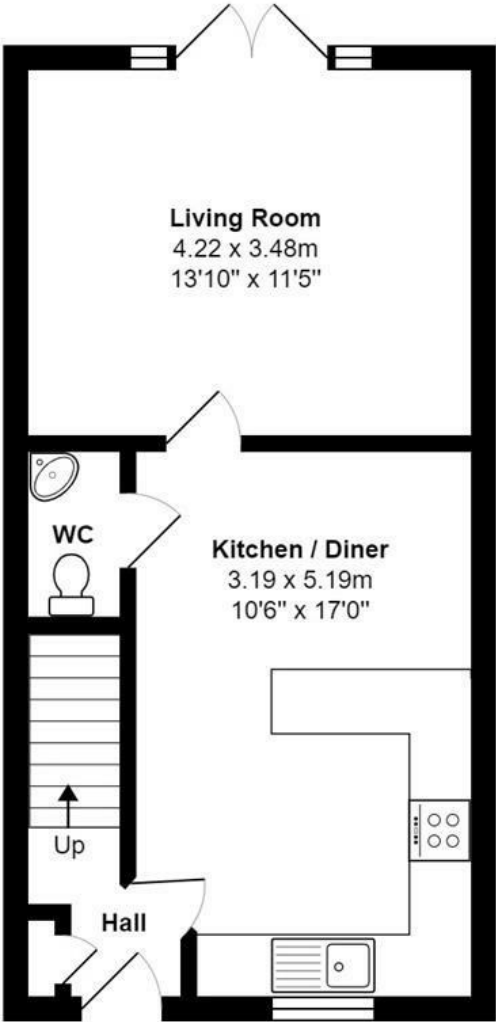
Externally there is a an open garden to the front of the house, offering a mix of lawn and gravel, with a pathway leading to the front door. Driveway parking is available, whilst a gate leads to the fully enclosed garden, with fenced boundaries and being ideal for purchasers with children and pets. The garden is mainly laid to lawn and somewhat of a blank canvas, with a small patio entertainment area leading off the living room.

The house offers modern luxury living in a sought after area and an early viewing is advised.

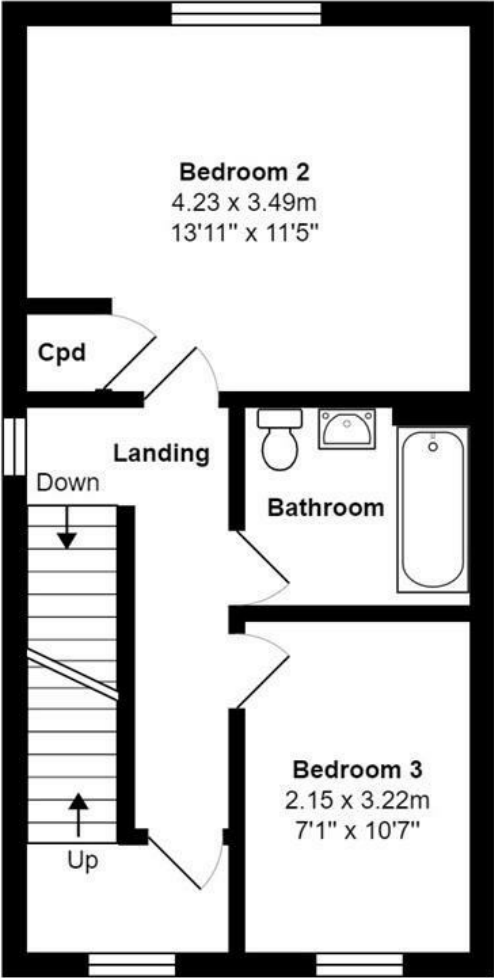




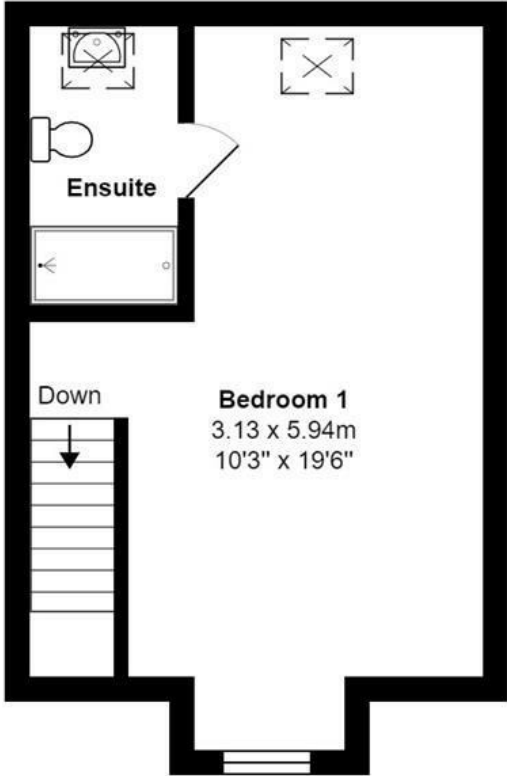
Floorplan



Ground Floor



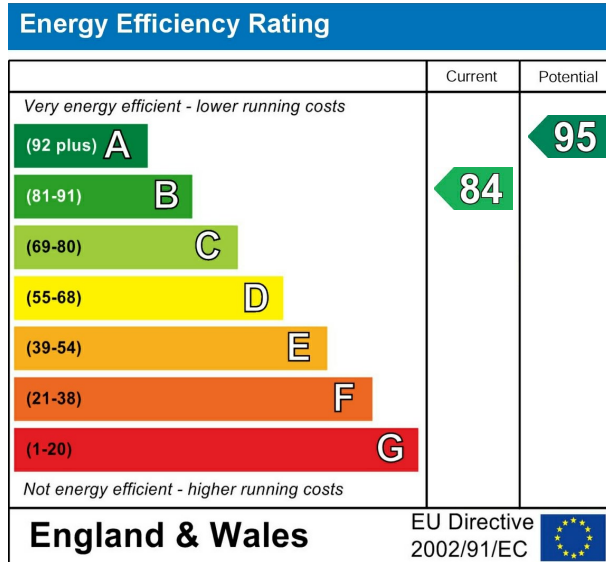
First Floor



Second Floor



EPC



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

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