

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

Poppy Drive  
Sowerby  
Thirsk

YO7 3SJ

Guide Price £330,000







## **Accommodation**

A delightful detached family home, recently built and revealing a modern and spacious interior. The property also offers a great size enclosed rear garden, integral garage and driveway parking.

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.

On the ground floor there is an entrance hall with stairs rising to the first floor, cloakroom/WC, open plan kitchen/diner/living room, which is fitted with a range of stylish units and integrated appliances, including an oven, hob, fridge and freezer, whilst double doors lead to the rear garden. To the first floor there is a landing with storage cupboard and loft access, main bedroom with fitted wardrobes and ensuite facilities, three further bedrooms and the modern part tiled house bathroom, fitted with a white three piece suite, including a bath with shower over.

Externally there is driveway, providing parking and giving access to the single garage, which is set up with a utility area, including a sink and washer/dryer. There is a low maintenance front garden, whilst gated access is also available to the rear. The rear garden is a good size and fully enclosed, being mainly laid to lawn, whilst there is a patio entertainment area.

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.

An early viewing is advised on this lovely family home, which is offered for sale with no onward chain.



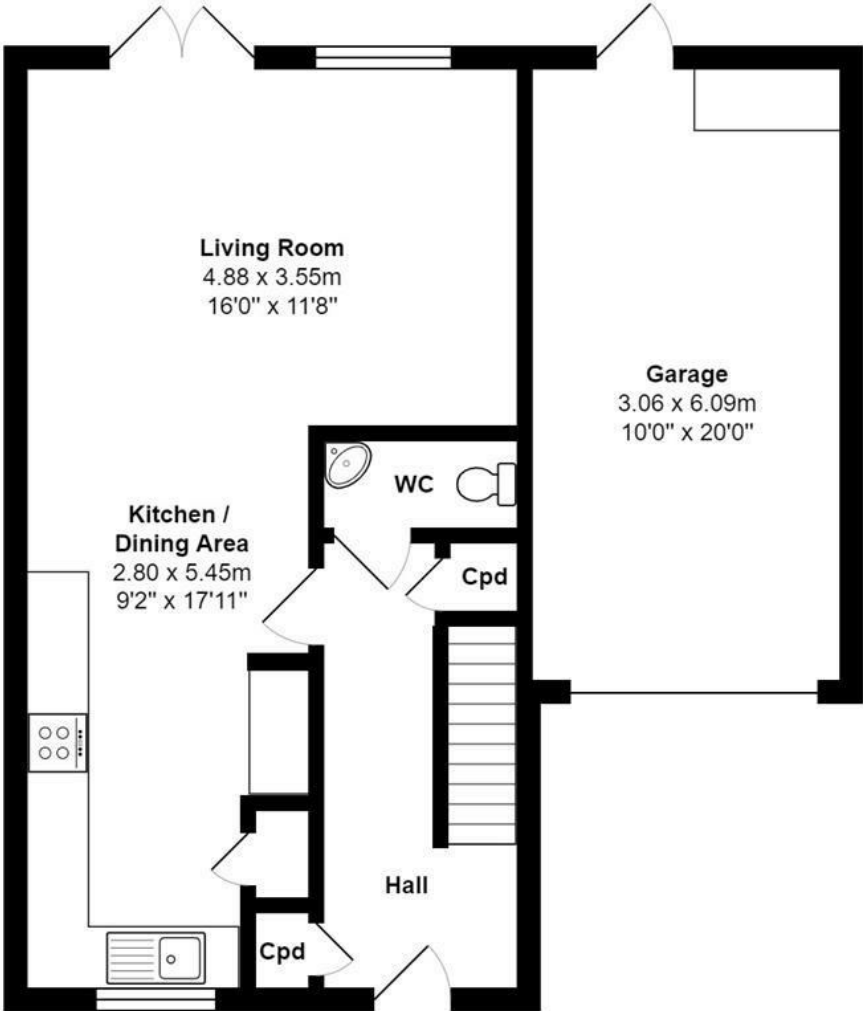




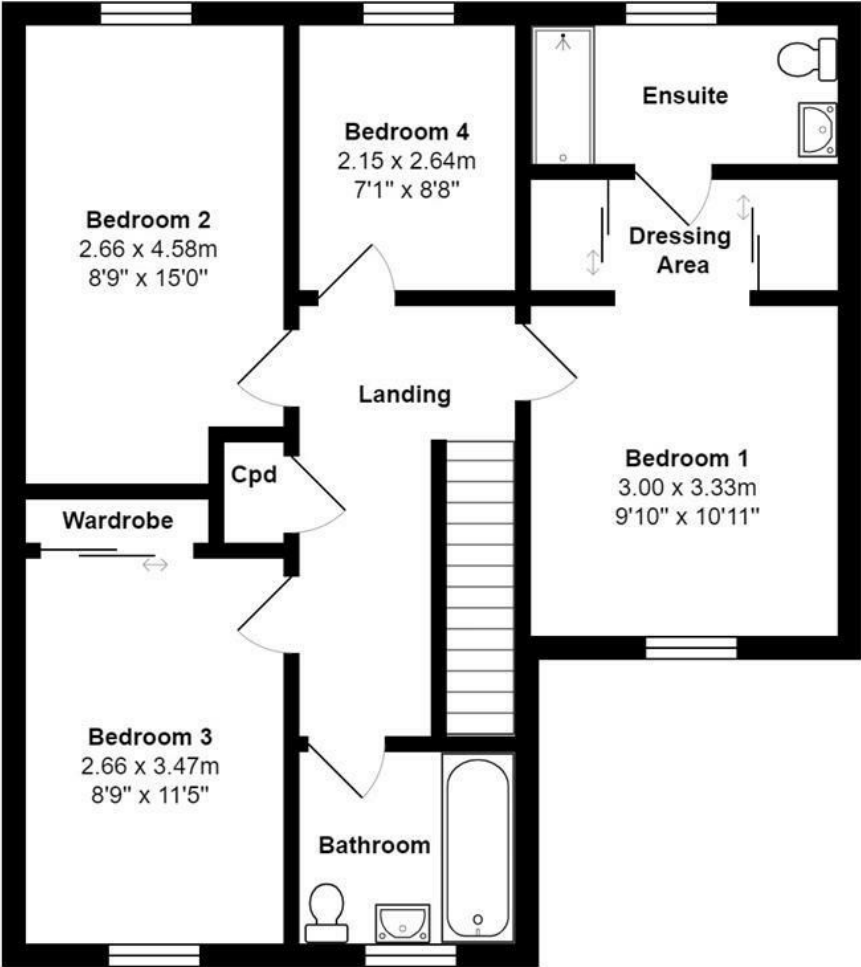




Floorplan



Ground Floor



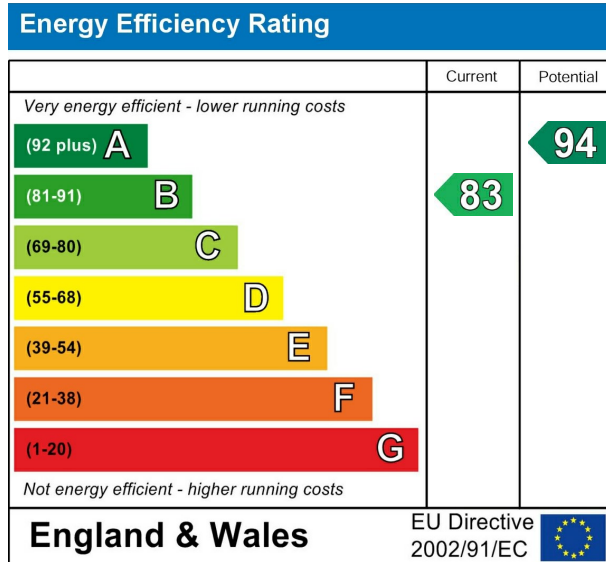
First Floor







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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