

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

Magnolia Way  
Sowerby  
Thirsk  
YO7 3FU

Offers Over £230,000





## **Accommodation**

A delightful three bedroom semi-detached house, constructed approximately three years ago and situated on an ever popular development. The house sits on a good size plot, revealing a modern interior and a good size enclosed rear garden, whilst parking is also available.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The living room overlooks the rear garden, with a storage cupboard and double doors out onto the patio. The stylish kitchen/diner, fitted with a range of modern units, completes the downstairs layout. To the first floor there is a landing with loft access hatch, main bedroom with modern ensuite facilities, two further bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over.

Externally a driveway provides parking and a pathway leads to the front door. Gated access is available to the enclosed rear garden, with fenced boundaries and being mainly laid to lawn, with an extensive patio entertainment area and awning.

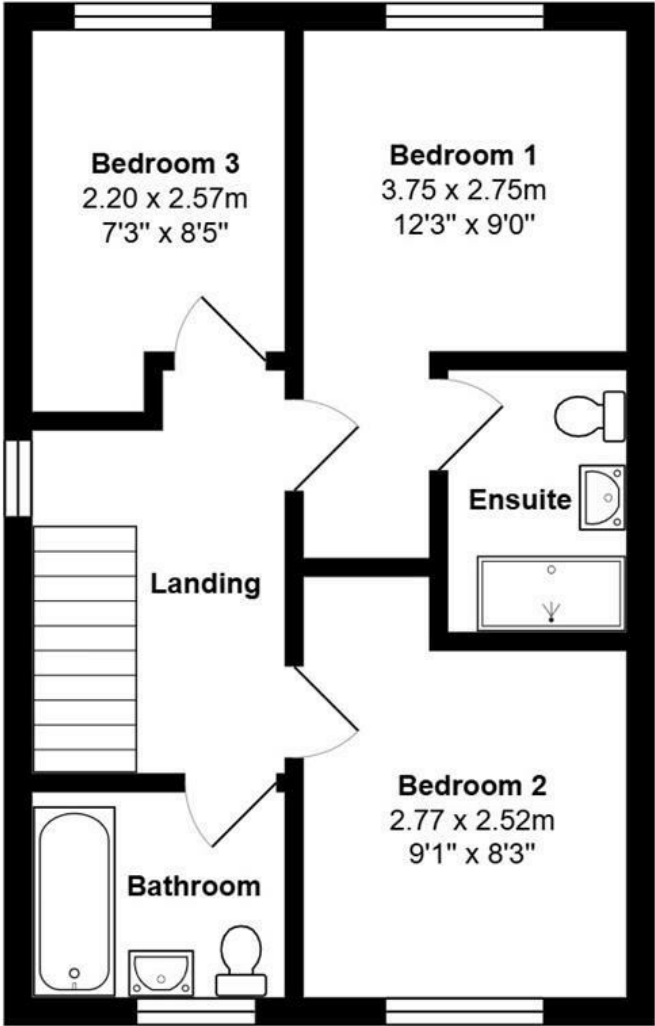
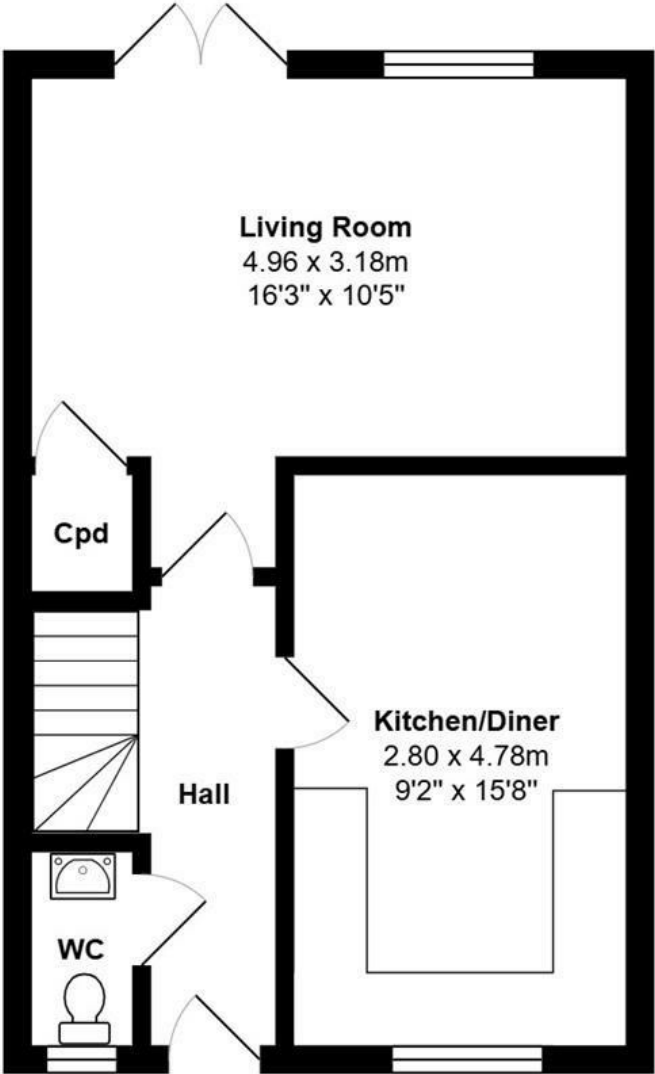
The location is well served, with an array of shops and amenities readily available, being approximately 1.5 miles from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short drive away.

An early viewing is advised on this fantastic energy efficient home, which also benefits from gas central heating and double glazing.

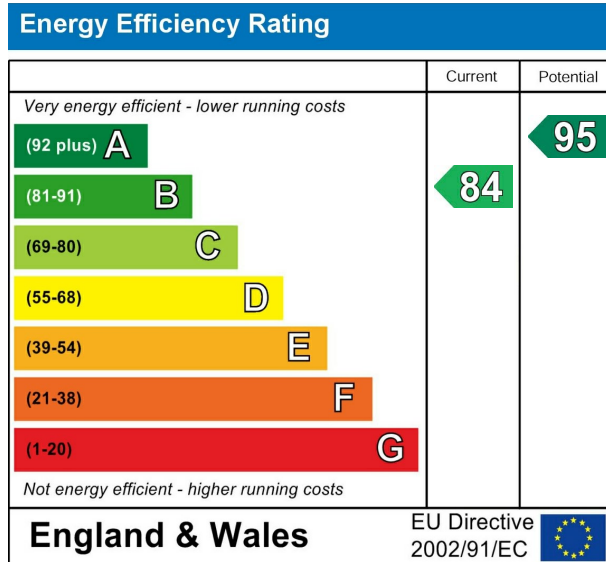




Floorplan



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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