

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

Carlton Miniott  
Thirsk  
Yorkshire  
YO7 4NJ

Guide Price £550,000





## **Accommodation**

A stunning detached family home, offering a spacious and flexible interior, with substantial accommodation extending to approximately 2400 square feet in total. The house offers a lovely setting, set back from the road in the sought after village of Carlton Miniott. The house reveals a modern and well presented interior, with neutral décor and generous proportions throughout.

The property offers six double bedrooms in total, giving great flexibility and ideal for purchasers working from home, or wanting separate living areas throughout the house. The downstairs living accommodation flows seamlessly and is ideal for family life.

The house is well placed for Thirsk's shops and amenities, with two supermarkets available close by and being a flat walk from the centre of Thirsk. Network links are readily available, including Thirsk train station close by and ease of access to the A1, whilst the house is also ideally placed for countryside walks and Thirsk Racecourse.

On the ground floor there is a spacious entrance hall with stairs rising to the first floor, cloakroom/WC, utility room, living room with large bay window and fireplace, dining room and the open plan kitchen/diner/family room, offering an extensive range of modern fitted units. To the first floor there is a landing with storage cupboard, master bedroom with ensuite and a range of fitted wardrobes, guest bedroom again with ensuite facilities and fitted wardrobes, three further bedrooms and the stylish house bathroom, fully tiled and fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is a landing and further large bedroom, with eaves storage and two skylights..

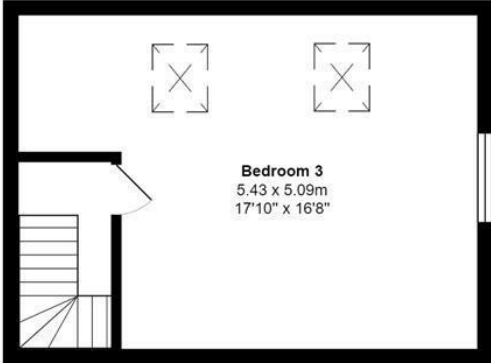
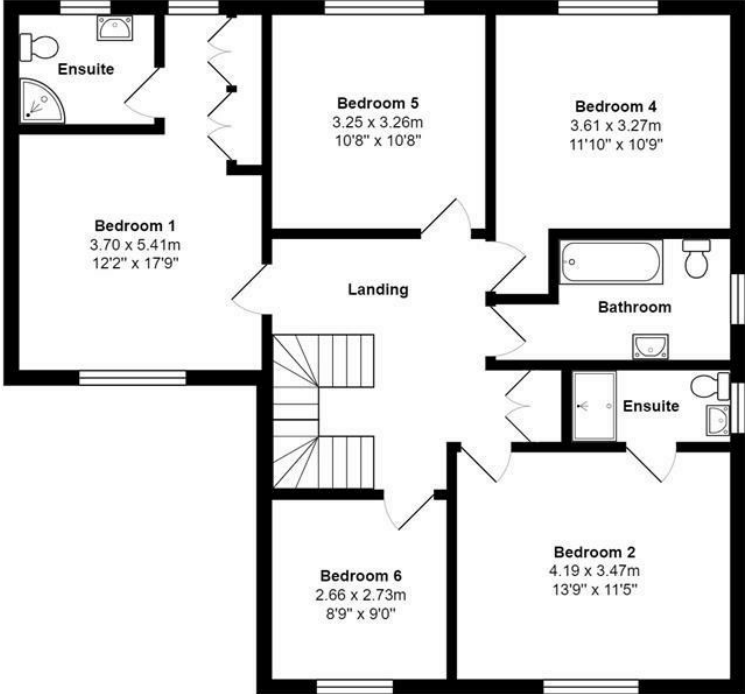
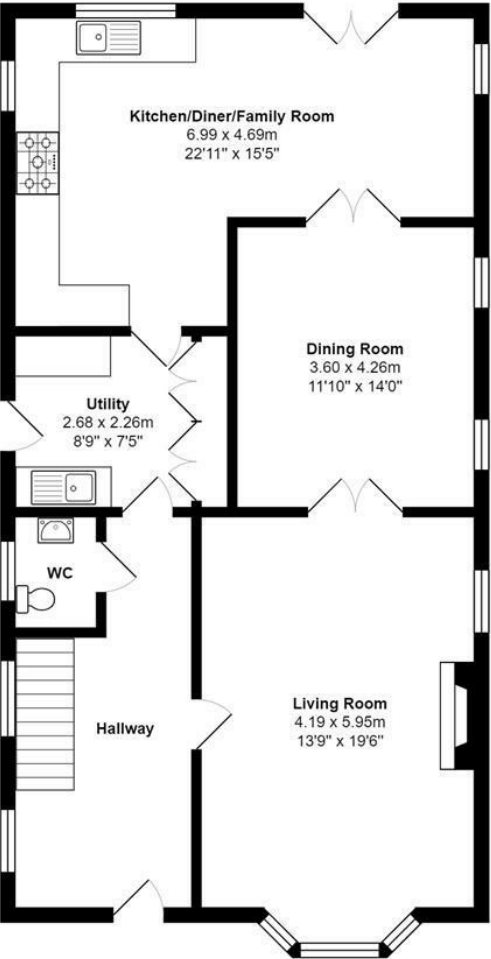
Externally the property is approached via an extensive gravelled driveway, which provides parking for numerous vehicles and gives gated access to the single garage and further parking. There is an open lawned front garden and lovely enclosed rear garden, affording a good degree of privacy. The garden is part laid to lawn, with established shrub and plant borders, plus a patio with double doors from the kitchen/diner/family room.

An internal inspection is required to appreciate the space and flexibility available, whilst the house also offers great value for money, in comparison to the current new builds available in the Thirsk area.



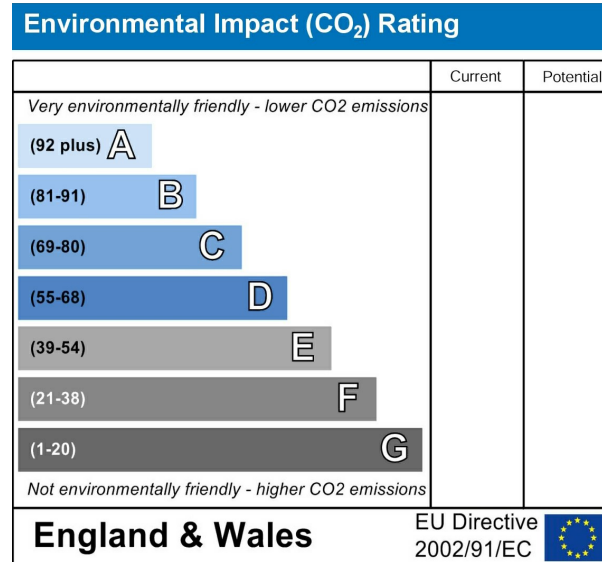
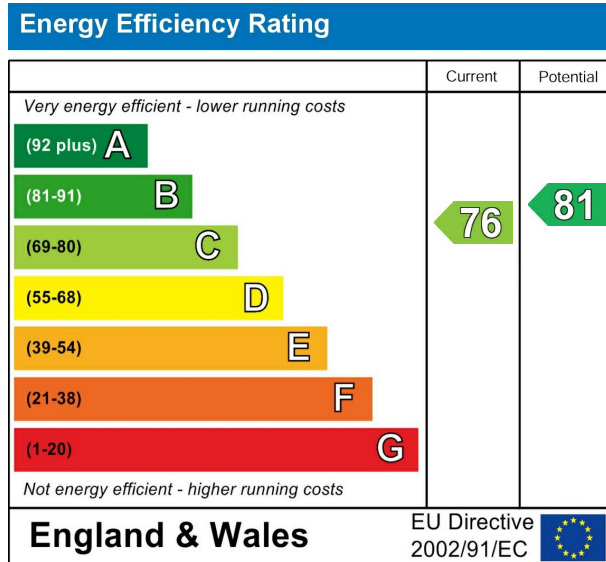


Floorplan





EPC



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