

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

Herriot Way  
Thirsk  
North Yorkshire  
YO7 1FL

Guide Price £375,000







## **Accommodation**

A delightful detached family home, situated to the head of a quiet cul-de-sac and located in one of Thirsk's most sought after areas. The property enjoys a lovely open aspect to the rear, with stunning countryside views. The property is ideally situated for access to the centre of Thirsk, with ease of access to shops and amenities, whilst transport links are readily available, including the A19.

The house has been extended to the rear on the ground floor, the extension runs the full width, increasing the size of the dining room, kitchen and utility room. The skilful extension works really well and it has transformed the downstairs living space, adding flexibility and taking the total floorspace to approximately 1350 square foot. A large store room/workshop has also been added to the side of the house, which could serve a number of uses, subject to necessary consents of course.

On the ground floor there is an entrance hall with stairs to the first floor, living room with large bay window, dining/family room with double doors to the rear garden, breakfast/kitchen fitted with a range of units and some integrated appliances, utility room housing the gas central heating boiler and the cloakroom/WC. To the first floor there is a landing with loft access and storage cupboard, main bedroom with fitted wardrobes and a modern en-suite shower room, three further bedrooms (another with fitted wardrobes) and a further recently refitted shower room. There is also an integral single garage, with electric up and over door, plus further side entrance door. The house boasts double glazing and gas central heating, whilst there are also solar panels installed.

Externally the property is approached via a block paved driveway, providing parking for several vehicles and giving access to the garage. There is an artificial lawned front garden, whilst a gate and pathway lead down the side of the house, to the rear garden. The rear garden is a real delight, being fully enclosed and making the most of the open views. The garden is part laid to artificial lawn again, for ease of maintenance, with an extensive patio, plus further decked seating area, the different seating options making the most of the sun throughout the day.

Family homes of this quality and in this sought after area are rare to market and an early viewing is advised.



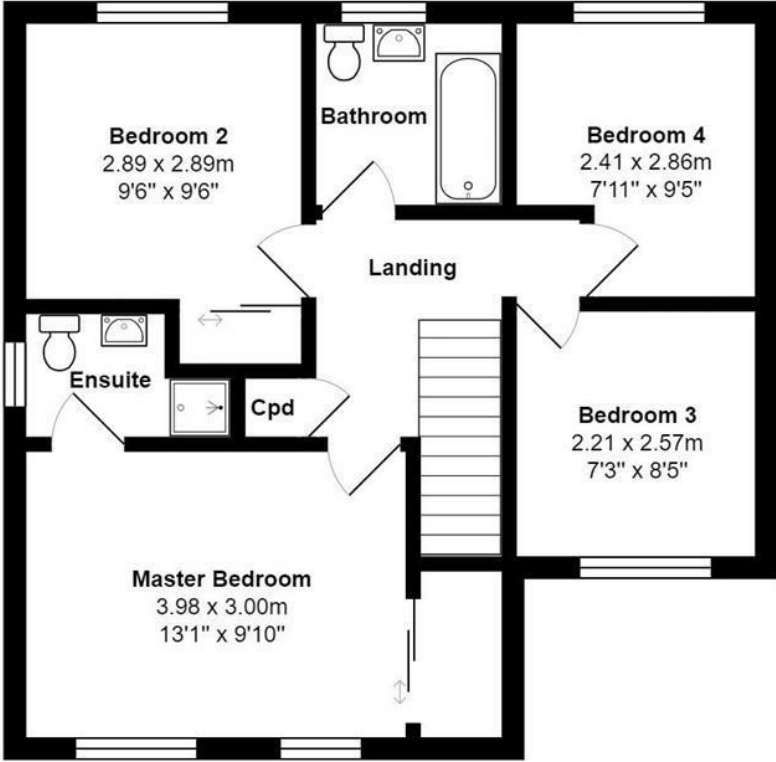








Floorplan

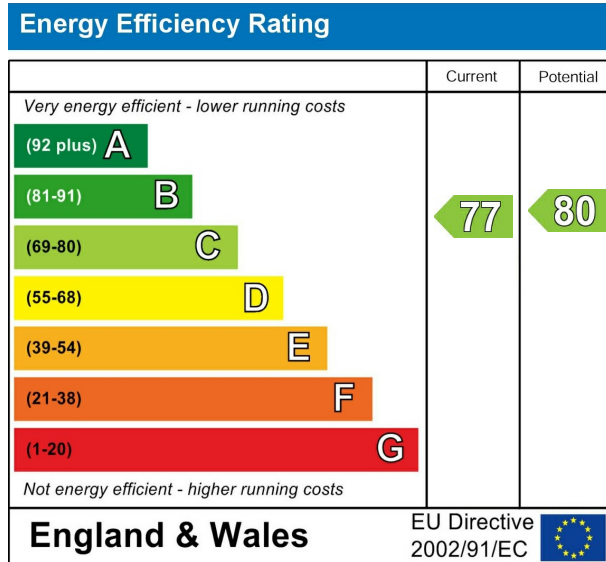








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