

**3 Darrowby Close,
Thirsk, YO7 1FJ
Price Guide £350,000**



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

This spacious three-bedroom detached home sits within generous and private gardens, offering both comfort and potential to extend (STP). Ideal for those considering downsizing, it provides a quiet setting with plenty of outdoor space to enjoy, while also allowing scope for future development subject to planning. A practical choice close to local amenities.

- Spacious three double bedroom detached home
- Dining kitchen with fitted units, appliances, and space for six
- Primary bedroom with en-suite shower room
- Generous living room with large window and feature fireplace
- Large conservatory overlooking private landscaped gardens
- Driveway parking and integral garage with power and light



The Property

Entry to the home is through the reception area, which leads to the living room and also has a staircase to the first floor. The living room is generous in size, with a large front-facing window overlooking the garden and a living flame gas fire as the focal point. Adjoining this is the dining kitchen, fitted with a range of wall and base units, excellent worktop space, and a selection of integrated appliances. There is ample room for a dining table seating six. From here, double doors open into a large conservatory, which enjoys commanding views over the very private gardens.

The ground floor also includes a rear hall giving access to a cloakroom and the integral garage.

On the first floor, there are three well-proportioned double bedrooms. Two include fitted wardrobes, with bedroom two benefitting from dual-aspect windows. The main bedroom also has its own shower room with a step-in shower, WC, and pedestal wash basin. The family bathroom is fitted with a bath and shower over, WC, and pedestal wash basin, with a window to the rear elevation.

The gardens provide an outstanding feature, designed with privacy and maturity in mind. Originally landscaped with structure and planting in mind, they offer exceptional privacy. Around a central lawn are deep, established beds with specimen trees, herbaceous borders, and flowering plants. A large patio provides space for outdoor dining, while a quieter corner patio offers a more private retreat. To the side is a working garden area with storage, and to the front is a simple lawn with driveway parking leading to the single garage. The garage is fitted with power, light, an up-and-over door, a rear garden access door, and an internal door to the house.

The property is freehold

Council: North Yorkshire

Tax Band:

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2278-7510-2795-0455>

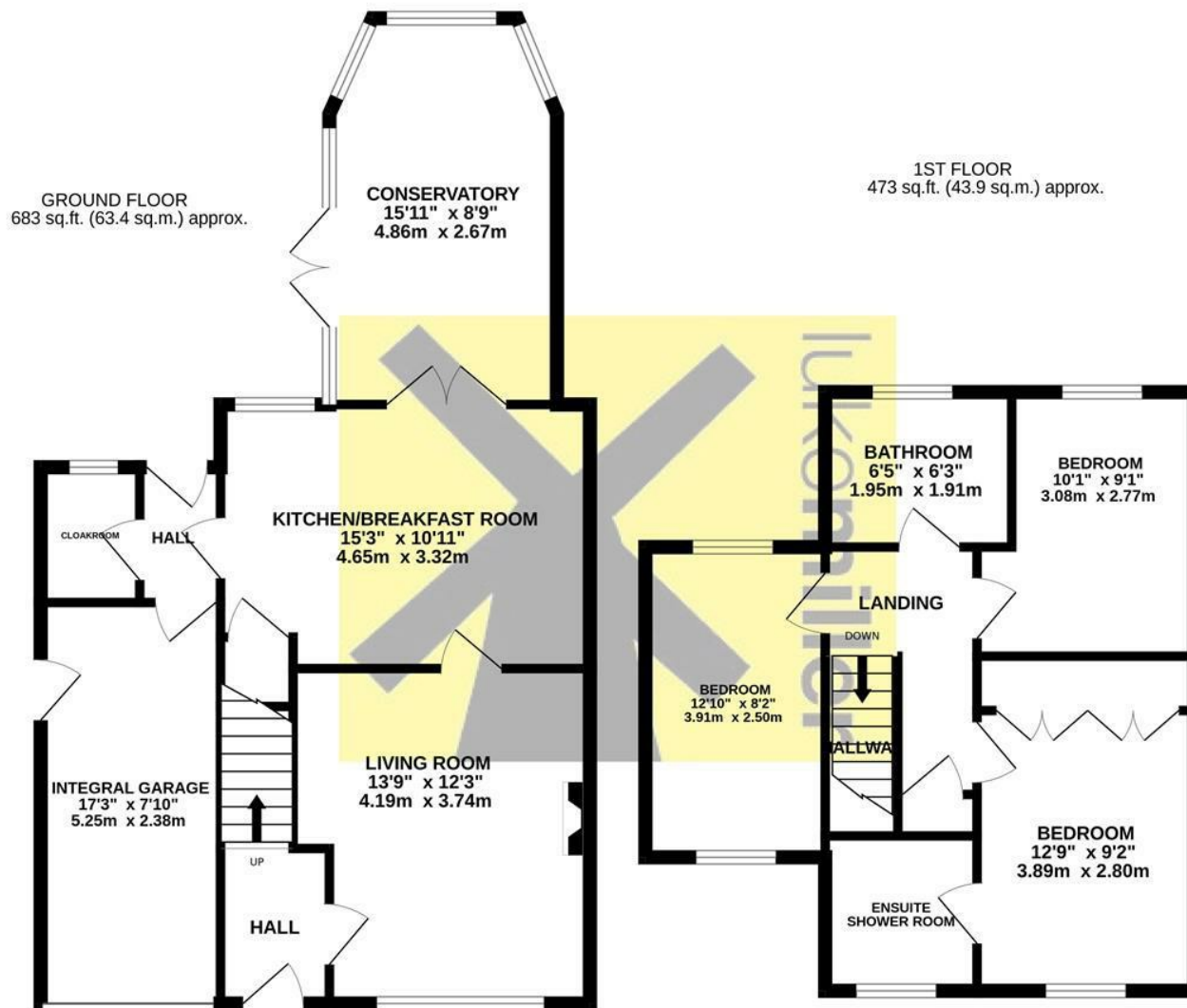
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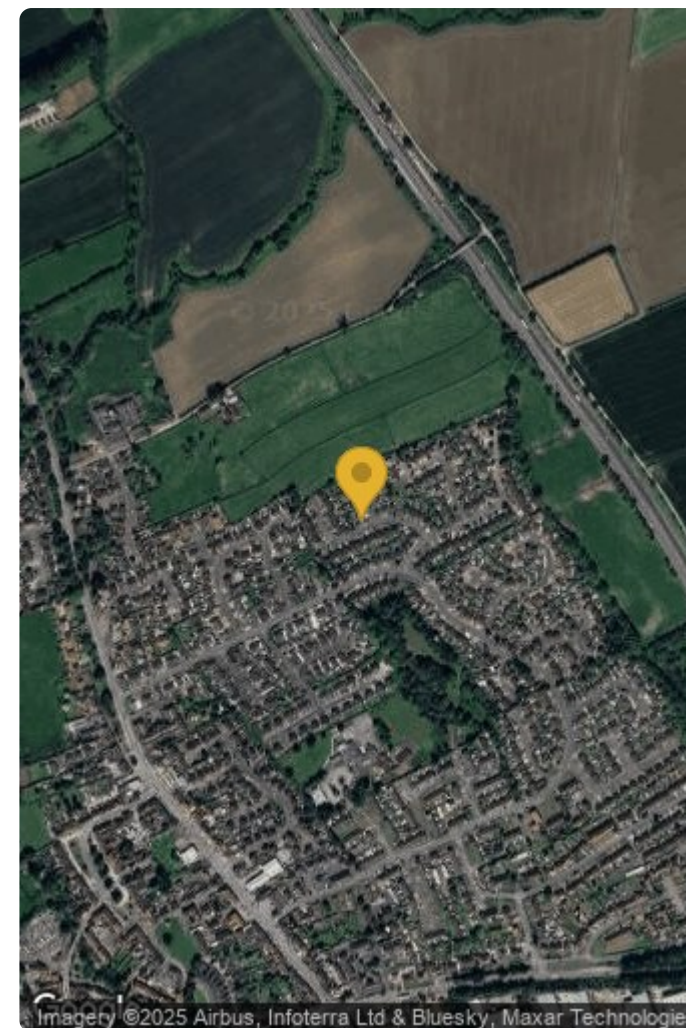






TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

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