
£10,000
REDUCTION
FOR PROCEEDABLE BUYERS* –
NOVEMBER ONLY
Butterfly Close, Thirsk, YO7 3SP
Price Guide £385,000
Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

£10,000 REDUCTION FOR PROCEEDABLE BUYERS – NOVEMBER ONLY!*

GUIDE PRICE £385,000 | FOUR BEDROOMS | DETACHED DOUBLE GARAGE | SOUTH-FACING GARDEN | CUL-DE-SAC LOCATION

A spacious four-bedroom detached family home offering generous ground floor living accommodation, an en-suite shower room, upgraded family bathroom and a particularly private south-facing rear garden. Ample off-road parking and a detached double garage add further appeal.

- **Four-bedroom detached family home with a detached double garage.**
- **Principal bedroom with en-suite shower room and upgraded family bathroom.**
- **Spacious open-plan dining kitchen with integrated appliances and utility room.**
- **Generous driveway providing ample off-road parking for several vehicles.**
- **Private south-facing rear garden with extended patio and productive growing area.**
- **Positioned within a cul-de-sac, close to local amenities, schools and transport links.**







The Property
The spacious reception hall creates an excellent first impression, providing access to the living room, dining kitchen and cloakroom, whilst a staircase rises to the first floor. Beneath the staircase is a generous open area, offering excellent potential to create useful built-in storage if required.

Positioned to the front elevation, the generously proportioned living room comfortably accommodates a large suite, with the attractive box bay window providing excellent natural light and enhancing the sense of space.

Adjacent to the living room, and undoubtedly the hub of this family home, is the contemporary dining kitchen. Fitted with a comprehensive range of base and wall units, the kitchen provides excellent worktop space together with a host of integrated appliances. A window overlooks the private south-facing rear garden, whilst the open-plan dining area easily accommodates a full-sized dining suite. Double French doors open directly onto the rear patio, creating an excellent space for family life and entertaining throughout the warmer months.

The adjoining utility room provides plumbing for a washing machine together with space for a tumble dryer. Fitted cupboards and shelving make this a practical room for laundry, household storage and keeping the main kitchen free from day-to-day clutter. Completing the ground floor is the cloakroom, comprising a WC and wash hand basin.

On the first floor, the generous landing provides access to all four bedrooms and the family bathroom. The principal bedroom is particularly spacious and benefits from its own en-suite shower room. The remaining three bedrooms are all well proportioned, making the home equally suitable for growing families, those working from home or buyers who simply appreciate larger bedroom accommodation.

Completing the first floor is the upgraded family bathroom, fitted with a panelled bath with tiled surround, WC and wash hand basin set upon a pedestal.

Externally, the front garden has been designed with ease of maintenance in mind, creating an attractive approach to the property. To the rear, the private south-facing garden is predominantly laid to lawn and complemented by an extended paved seating area, together with well-stocked herbaceous borders, flowering plants and a fruit tree, creating an attractive outdoor space to enjoy throughout the year.

Positioned behind the detached double garage, the current owners have thoughtfully created a productive growing area incorporating raised beds planted with a variety of vegetables and salads. Should this not be required by a future purchaser, the space would lend itself equally well to the construction of a home office, studio or garden room, subject to any necessary consents.

Parking is provided by a generous double-width driveway, offering ample off-road parking for several vehicles and leading to the detached double garage. Accessed via two independent up-and-over doors, the garage also benefits from excellent overhead storage together with a personal side door providing direct access into the rear garden.

The double garage measures 6.12m x 5.3m

Important Information
The property is freehold
Council: North Yorkshire
Tax Band: E
EPC: B
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/0468-8005-7399-4393-3910

*A £10,000 reduction is available throughout November for buyers in a position to proceed immediately. Early viewing is strongly recommended.

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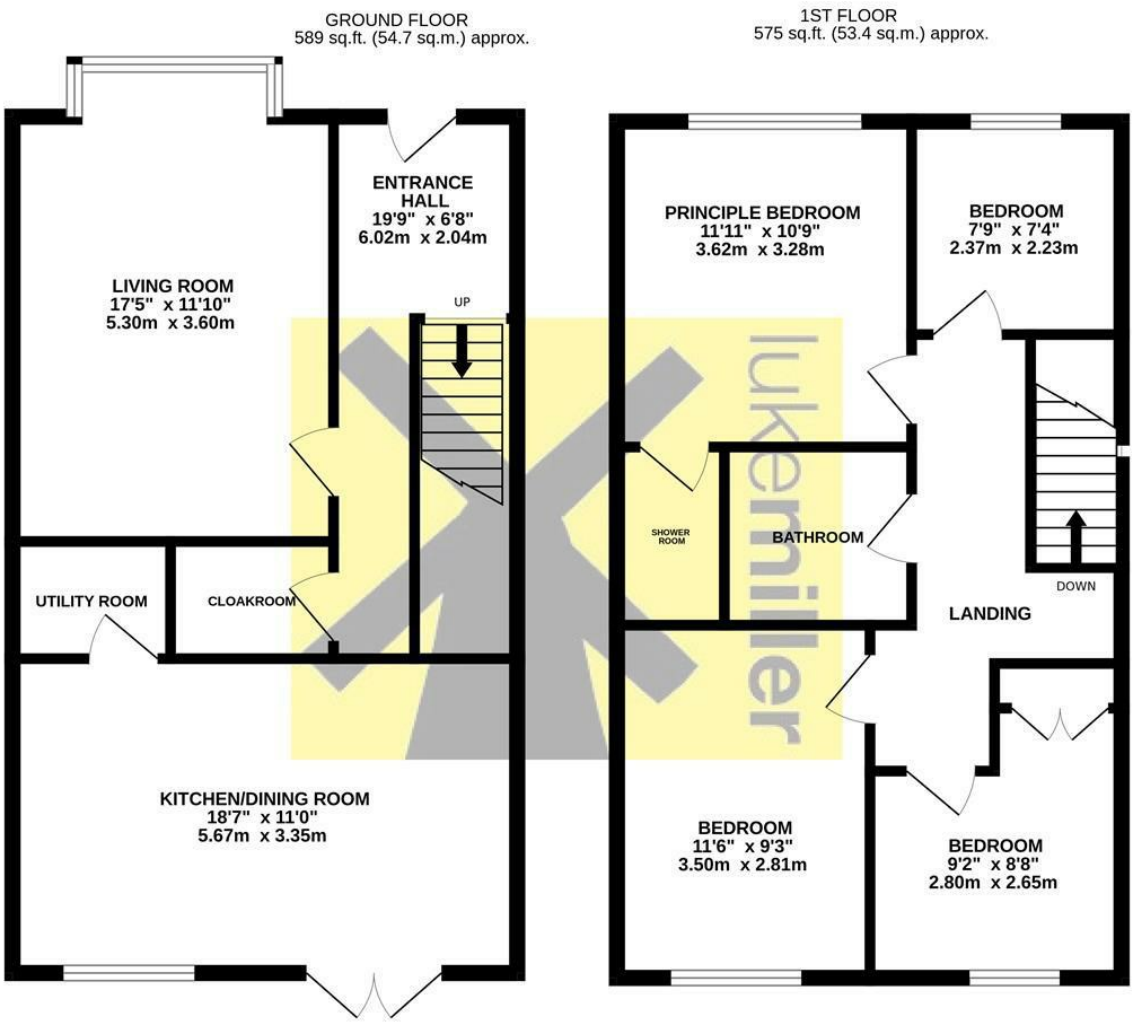












TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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