



9 Sutton Road, Thirsk, YO7 1DJ
Price Guide £285,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

**** NO ONWARD CHAIN**** A three-bedroom home offering more space than first expected, with a bright dual-aspect living room, modern dining kitchen, and a useful garden room overlooking the rear garden. The layout is practical, with a utility and cloakroom to the ground floor. Outside, there's a large private garden, ample parking with a long driveway and carport, plus a detached studio ideal for home working or additional living space.



The Property

Entry to the home is through a practical vestibule area, leading into the main reception hall. From here, there is access to the living room and dining kitchen, as well as the staircase to the first-floor accommodation.

The generously proportioned living room features a living flame gas fire as its focal point and benefits from windows on two elevations, ensuring ample natural light. Prospective buyers may wish to consider adding double-glazed doors to the rear elevation to enhance access to the gardens.

The contemporary dining kitchen is fitted with a range of base and wall units, offering excellent countertop workspace and integrated appliances. With windows on two elevations and a door leading to the utility room, it provides both style and functionality. The utility room is equipped with plumbing, ample storage, and direct access to the rear of the property.

Beyond the dining kitchen is the garden room, a delightful space with views over the rear gardens. It features doors leading to the garden and side elevation, providing access to the carport. This versatile addition enhances the home's appeal. Completing the ground floor is a convenient cloakroom.

On the first floor, there are three well-presented bedrooms—two spacious doubles and a large single, all decorated to a high standard.

The modern shower room includes a step-in double shower, WC, and a wash hand basin set on a pedestal, complemented by a tiled surround for a sleek finish.

Externally, the detached studio is a standout feature, offering significant flexibility as a home office, business space, or even an adolescent lounge or gaming room. There is full power and lighting.

For parking, the extended driveway and 7-metre carport provide ample space, with the current vendor accommodating a motorhome under the carport, thanks to its generous length and height. Well-maintained hedges offer privacy, enclosing the front lawned gardens.

To the rear, the expansive lawned garden boasts deep borders filled with established roses and herbaceous plants. A flagged seating area provides an ideal spot for relaxation and outdoor dining.

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2787-4181-1493-2185-7951>

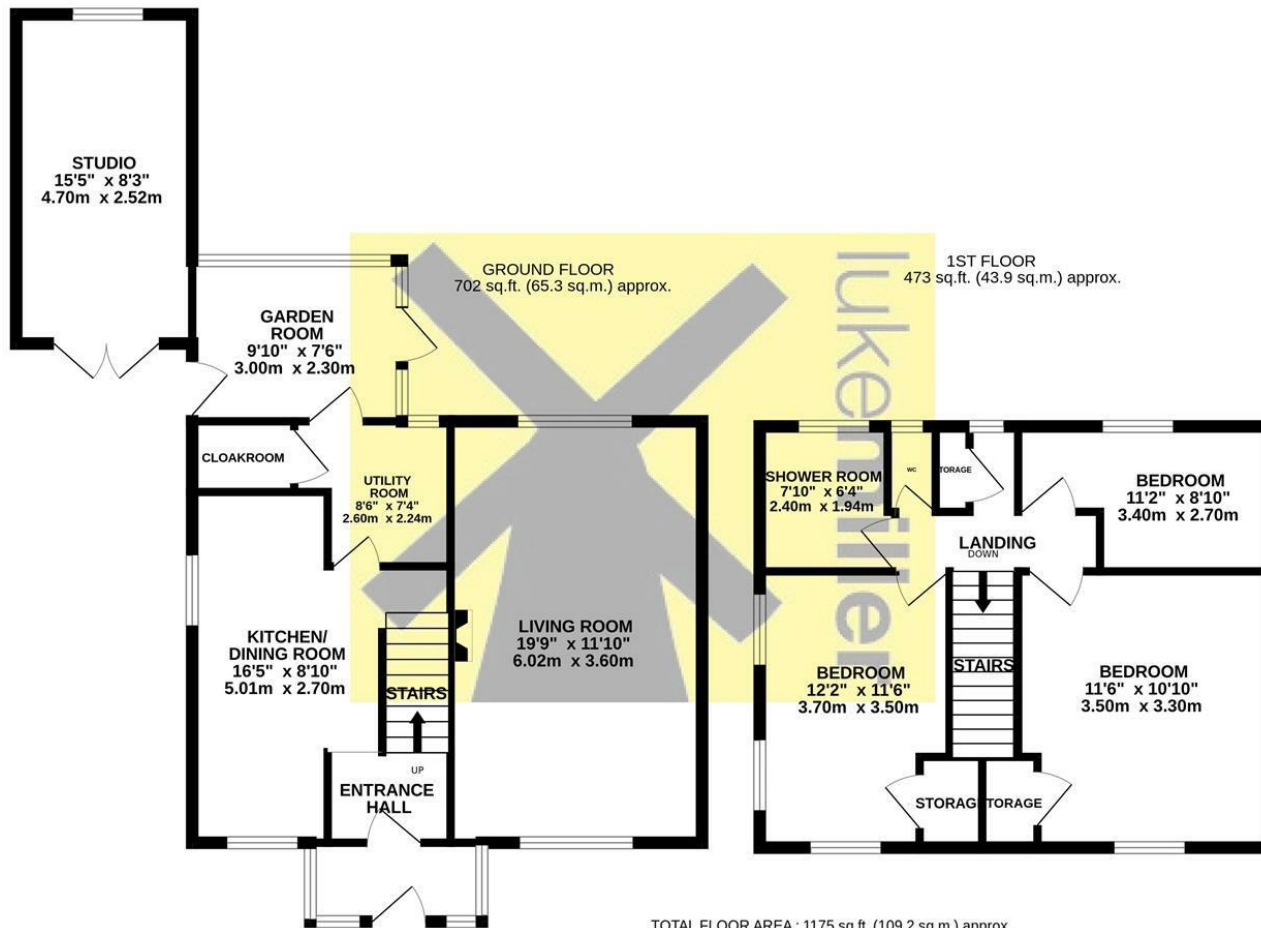
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TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

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