



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**33 Poppy Drive, Thirsk, YO7
3SJ
£380,000**

Offered to the open market by a motivated vendor and represents an excellent opportunity for purchasers seeking a spacious family home. The property provides generous and well-balanced accommodation arranged over two floors, making it particularly suitable for growing families or those requiring additional living space. A substantial rear garden further adds to its appeal, providing ample room for outdoor enjoyment. Early viewing is highly recommended to appreciate the space and accommodation on offer.

- **Spacious Four-Bedroom Family Home**
- **Principal Bedroom with En-Suite**

- **Generous Living Room with Bay Window**
- **Substantial Rear Garden with Decking & Pergola**

- **Open-Plan Family Dining Kitchen**
- **Double Driveway & Large Single Garage**



The Property

On entering the property, a spacious reception hall with an impressive galleried landing above provides a welcoming introduction to this substantial family home. From here, there is access to the principal ground-floor rooms, including the living room, dining kitchen and cloakroom.

The generously proportioned living room enjoys a dual aspect, allowing excellent natural light, whilst a substantial bay window to the front elevation provides additional floor space. Its size and arrangement make it a comfortable setting for the whole family to relax, with ample room for a variety of furniture arrangements.

Adjacent is the spacious dining kitchen, which forms the heart of everyday family life. Fitted with an extensive range of base and wall units, the kitchen offers excellent storage and generous worktop space. The open-plan dining area provides plenty of room for family meals and social occasions, whilst patio doors open directly onto the rear garden, making this an especially practical arrangement for families with children and those who enjoy entertaining.

Completing the ground-floor accommodation is a conveniently positioned cloakroom, a particularly useful addition to a busy family household.

On the first floor, the impressive galleried landing creates a welcome sense of space and provides access to four well-proportioned bedrooms. This arrangement offers excellent flexibility for growing families, with the option to accommodate children of different ages, visiting relatives or a dedicated home office. The principal bedroom benefits from its own en-suite shower room, whilst the family bathroom, comprising a panelled bath with shower over, WC and wash hand basin, serves the remaining bedrooms.

Externally, the property occupies a particularly generous plot. To the front is an attractive, easily maintained garden, together with a double-width driveway providing ample off-road parking for family vehicles and access to a substantial single garage, offering valuable additional storage.

To the rear, the extensive garden is a particular highlight for family buyers. An elevated decked seating area with pergola provides an excellent setting for outdoor dining and entertaining, whilst the substantial lawn offers plenty of room for children to play. Established herbaceous planting and flowering borders add colour and interest, creating an attractive setting that can be enjoyed by all ages.

With four bedrooms, generous living accommodation, practical parking and a substantial outdoor space, this home offers the room and flexibility to comfortably accommodate family life, both now and in the years ahead.

The property is Freehold

Council: North Yorkshire

Tax Band: E

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0159-3860-7592-9078-6475>

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