



Primrose Drive, Thirsk, YO7 3FG  
Price Guide £395,000

A spacious four-bedroom family home, priced sensibly and offering excellent living space over two floors. The ground floor includes a generous open-plan living kitchen, a separate living room, a study and utility room, while upstairs there are four well-proportioned bedrooms, including a main bedroom with en-suite. Outside, the south-facing garden is ideal for everyday use and there is a detached garage and good off-street parking.



## The Property

On entry, a large hallway provides access to the living room, open-plan living kitchen, study, cloakroom and the staircase to the first-floor accommodation.

The living room is located to the front elevation and features a large box bay window, creating a bright and comfortable space. Double doors open into the open-plan living kitchen, which will suit a wide range of buyers looking for space for both day-to-day family life and entertaining.

The kitchen is fitted with a good range of base and wall units, excellent work surface space and a host of integrated appliances. There is ample room for a dining table as well as a seating area that enjoys views over the south-facing garden.

Adjoining the kitchen is a useful utility room with coordinating units and worktops, plumbing for a washing machine, and a door out to the side of the property.

The study is another valuable room and offers flexible use. Currently used as a home office, it would also suit a playroom, an additional reception space, or potentially a ground-floor bedroom if required. Completing the ground floor is a cloakroom.

To the first floor, the landing provides access to four well-proportioned bedrooms and includes a useful linen cupboard. The principal bedroom benefits from an en-suite shower room.

The main house bathroom is finished in a modern style and comprises a panelled bath with shower over and glazed screen, WC, pedestal wash hand basin and a window for natural light.

Externally, the rear garden is south-facing and includes a seating area along with a lawned section. To the side of the home there is a further flagged patio area and pathway, providing a useful space for storage if needed. A garden gate leads to the front where there is ample parking and a detached single garage.

In our opinion, subject to planning, there may be space to add an additional garage if required.

Luke Miller & Associates highly recommend a viewing, given the property's position, generous internal space, and future potential.

## Important Information

Please note that there is a 7kw EV charger installed

The property is freehold

Council: North Yorkshire

Tax Band: E

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8611-7036-6950-3547-4992>

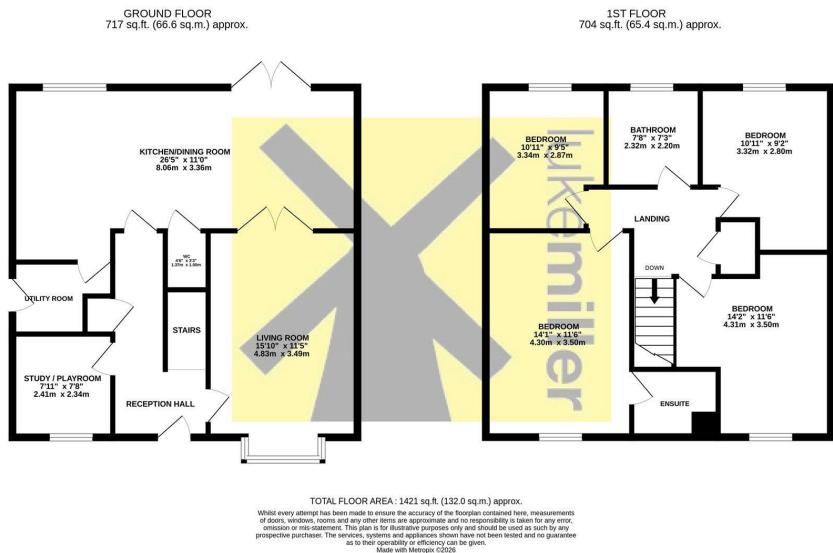
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