



4 Bedrooms

James Winn Estate Agents have the pleasure of offering for sale this spacious and well-presented four-bedroom family home, ideally situated on Poppy Drive in the sought-after village of Sowerby, close to the amenities of Thirsk.

This attractive property offers generous and versatile accommodation, located in the popular village of Sowerby, the property enjoys easy access to local shops, schools, leisure facilities, and the wider amenities of nearby Thirsk. With excellent road links and beautiful North Yorkshire countryside close by, this home offers an appealing combination of convenience, comfort, and village living.

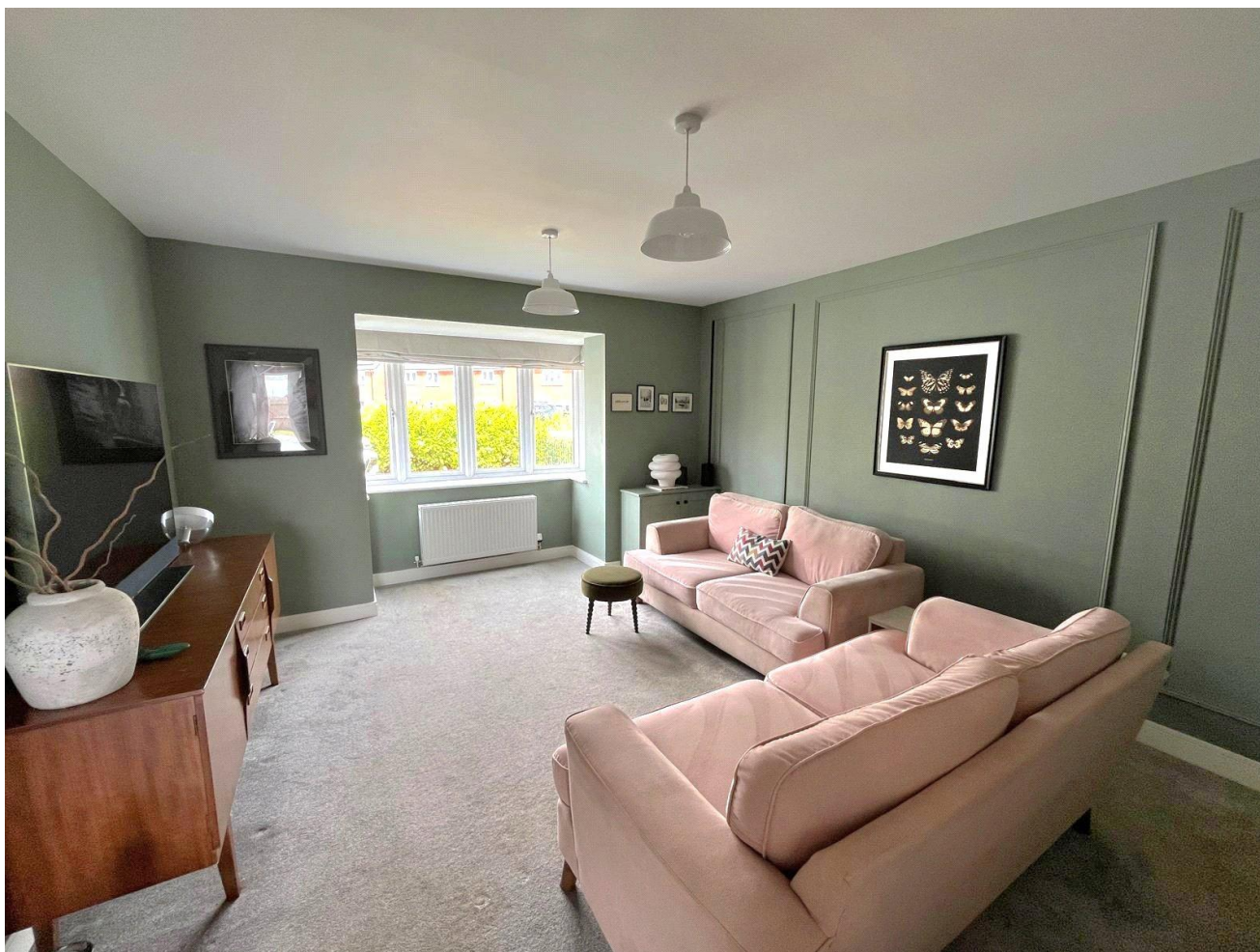
Poppy Drive

Thirsk,
North Yorkshire,
YO7

Asking Price:

£410,000

EPC Rating: B



Location:

Situated on Poppy Drive in the popular village of Sowerby, just moments from the market town of Thirsk, this property benefits from a convenient location combining village living with easy access to a wide range of amenities.

Sowerby and nearby Thirsk offer a variety of everyday facilities including shops, supermarkets, cafés, restaurants, pubs, healthcare services, schools, and leisure facilities. The area is well known for its welcoming community, attractive countryside surroundings, and excellent access to scenic walks and outdoor activities.

Thirsk provides convenient transport links to surrounding towns and cities, with good road connections via the A19 and easy access towards Northallerton, York, and the wider North Yorkshire area. The location is ideal for those seeking a peaceful residential setting while remaining within reach of essential amenities and commuter routes.

Directions:

From Thirsk Market Place and head west towards Westgate. Continue onto Sowerby Road (A170), leaving the town centre towards Sowerby. Follow the road into Sowerby and continue along Topcliffe Road/A170 area.

Turn onto Poppy Drive.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Entrance Hall:

A welcoming entrance hall accessed via a composite entrance door, featuring attractive tiled flooring and an open-plan staircase rising to the first floor. The space benefits from a radiator and provides access to the ground floor accommodation, including the cloakroom. Double doors open into the living room, creating a bright and sociable flow between the main reception areas.

Cloakroom:

Fitted with a modern white suite comprising a low-level WC and wash hand basin. The room features tiled flooring, a radiator with decorative cover, and provides a convenient facility for guests and everyday family use.

Living Room:

4.38 x 3.89

A spacious and inviting reception room featuring a double-glazed three-part walk-in bay window, allowing plenty of natural light to fill the space. The room benefits from built-in storage units, a stylish feature panelled wall, two light pendants, and a radiator. This well-appointed living area provides a comfortable setting for both relaxing and entertaining.



Kitchen/Diner:

5.79 x 3.58

A beautifully appointed kitchen/diner featuring a double-glazed window and a comprehensive range of base units incorporating multiple internal drawers, providing excellent storage and workspace. The room is centred around an island breakfast bar with integrated units and seating, creating a sociable hub ideal for family life and entertaining.



The kitchen is fitted with an electric oven, gas hob, undermounted composite sink, integrated fridge, and integrated dishwasher, complemented by matching work surfaces and splashbacks. Further benefits include tiled flooring, two radiators, and ceiling spotlights. An archway leads through to the sun room, creating a light and versatile open-plan living space.

Utility Room:

3.05 x 2.42

A practical and well-equipped utility room fitted with a base unit, work surface, and Belfast sink. A full wall of tall larder units provides excellent storage and incorporates a dedicated coffee station. The room also offers space and plumbing for a washing machine, tumble dryer, and American-style fridge/freezer. A door provides direct access to the integral garage, adding further convenience and functionality.



Sun Room:**4.09 x 2.91**

A superb addition to the home, the sun room is fully double glazed, including a self-cleaning glass roof, creating a bright and airy living space that can be enjoyed throughout the year. A full wall of bi-fold doors opens seamlessly onto the patio and rear garden, providing an excellent indoor-outdoor entertaining area. The room also benefits from fitted cabinets and shelving, tiled flooring, and a radiator, making it a comfortable and versatile extension of the main living accommodation.

First Floor**Landing:**

A spacious first floor landing with a double-glazed window providing natural light. The landing benefits from a built-in storage cupboard housing the hot water tank, an enlarged loft hatch with a pull-down ladder providing easy access to the loft space, fitted carpet, and a radiator. Doors lead to all four bedrooms and the family bathroom.

Master Bedroom:**3.99 x 3.86**

A spacious double bedroom with a double-glazed window to the front aspect, allowing for plenty of natural light. The room benefits from built-in three sliding-door wardrobes, providing excellent storage, together with fitted carpet and a radiator. A door leads through to the ensuite shower room.

Ensuite Shower Room:**2.35 x 1.38**

Fitted with a modern white suite comprising a sliding door shower enclosure with a bar shower, wash hand basin, and low-level WC. The room features part tiled walls, tiled flooring, an extractor fan, a radiator, and a double-glazed window providing natural light and ventilation.

Bedroom 2:**3.79 x 3.11**

A well-proportioned double bedroom featuring a double-glazed window and an extensive range of fitted furniture, including a full wall of wardrobes, storage units, shelving, and a built-in desk, making it ideal as a bedroom, guest room, or home office. The room is finished with fitted carpet and a radiator.





Bedroom 3:

3.04 x 3.04

A well-appointed bedroom with a double-glazed window and an extensive range of fitted furniture, including two double wardrobes, open shelving, and a built-in desk. One wall has been thoughtfully designed as a media station, incorporating matching base and wall units with additional shelving, creating a versatile space ideal for a bedroom, study, or hobbies. The room is finished with fitted carpet and a radiator.

Bedroom 4:

3.17 x 3.04

A well-proportioned bedroom featuring a double-glazed window, built-in double wardrobes with open shelving, fitted carpet, and a radiator. A versatile room that would suit a child's bedroom, guest room, or home office.



Bathroom:

2.15 x 1.90

Fitted with a modern white suite comprising a panelled bath with glazed shower screen and bar shower over, wash hand basin, and low-level WC. The room features part tiled walls, tiled flooring, a radiator, extractor fan, and a double-glazed window providing natural light and ventilation.

External

Garage:

An integral garage fitted with base units and work surfaces, providing excellent storage and workspace. The garage benefits from an up-and-over door together with full electrics, including multiple power sockets and lighting, making it ideal for storage, or use as a workshop.

Front:

To the front of the property, a double-width driveway provides ample off-street parking and leads to the integral garage. The remainder of the front garden is laid to lawn, creating an attractive approach to the property.



Side:

Gated access to rear garden.

Rear:

The rear garden provides an excellent outdoor space, featuring a large, paved patio area ideal for outdoor dining and entertaining. Beyond this is a lawned area with raised borders, beautifully complemented by a selection of mature plants and shrubs, creating an attractive and private garden setting.



Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold, but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

Mortgage & Financial Services:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: Yes

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway Parking & Garage

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

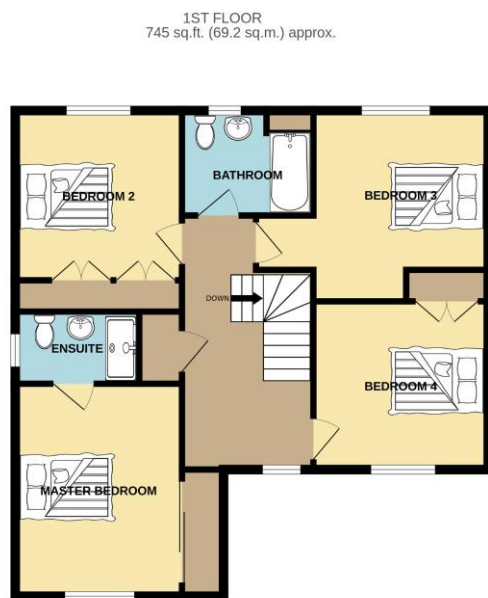
ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through James Winn



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract