



25, Thrastle Close, Boroughbridge  
York, North Yorkshire YO51 9PN

**£350,000**



## Reasons to Buy

Beautiful Detached Home  
Newly Built by Berkeley DeVeer, Highly  
Regarded Builders  
Top Quality Fixtures and Fittings  
Contemporary Dining Kitchen with Bifolds,  
Bathroom and Ensuite  
Wonderfully Light Sitting Room  
Utility/Downstairs Cloakroom  
Three Bedrooms  
South Facing Walled Garden  
Driveway with Two Spaces  
No Onward Chain

## Overview

Throstle Close is situated on a small and quiet development a short distance from Boroughbridge. It is a charming blend of contemporary and elegant style.

This property was built by the highly regarded Berkeley DeVeer Developers in 2020. The external and internal specification is superb with high quality fixtures and fittings, along with smart flooring and smart shutters to the ground floor windows. There are three bedrooms, ensuite and family bathroom.

Outside is an enclosed garden and summer house, along with parking for two cars. With attention to detail and all the finishing touches, any lucky buyer can simply move their furniture in and call it home!

## Step Inside

Open your front door, welcome home! Head to the right into the sitting room. This space is wonderfully light with windows overlooking the front and side, both fitted with shutters. There is room for comfy sofas, we can imagine getting cosy watching the latest BBC drama on a wintry evening.

The dining kitchen is super sociable and the Bifolds frame the garden making the connection between inside and outside effortless. Fitted with smart white floor and wall mounted cupboards and drawers that perfectly compliment the black worktops. Integral appliances include, double oven, four ring gas hob, extractor, fridge/freezer, dishwasher and washer dryer; all mod cons for a busy cook! There is space for a table and chairs.



The utility has plumbing for a washing machine, along with cupboards that are handy for storing household bits and bobs. There is also a downstairs wc.

## Upstairs

Take the stairs where you will find the master bedroom has useful fitted wardrobes. The room is bathed in natural light by the windows overlooking the front and side.

The ensuite is smart, large shower cubicle with rainfall shower head, vanity sink unit and heated towel rail.

The second bedroom is a double, and generous third which is currently used as a hobby room. The family bathroom has a contemporary vibe, fresh white panelled bath with rainwater shower over and shower screen.



The landing provides access to the attic which is boarded and has a ladder.

## Outside

The garden is walled to one side and high fencing to the other making it private and enclosed. The paved terrace is ideal for alfresco dining, enjoying summer BBQs with friends and family.

The garden is lawned with newly planted fruit trees and borders housing mature flowering plants and perennials. The summer house is a super addition, ideal for relaxing with a cuppa on reading the morning papers! To the side there is off street parking for two cars.



## Services

Gas Central Heating, UPVC Double Glazing.







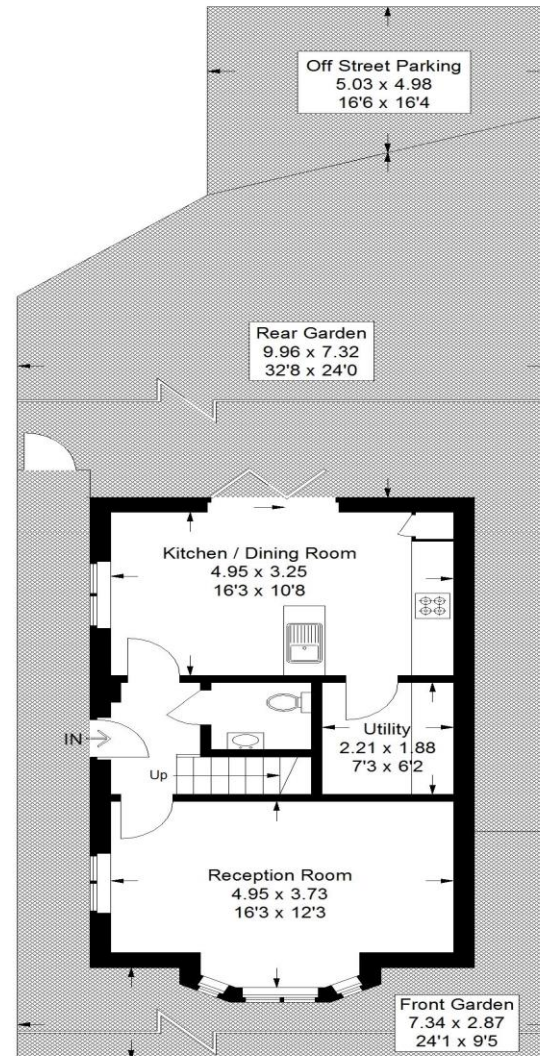
## Throstle Close, YO51

Approximate Gross Internal Area

Ground Floor = 46.1 sq m / 496 sq ft

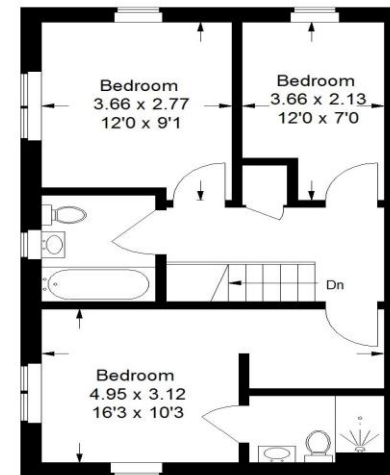
First Floor = 44.1 sq m / 475 sq ft

Total = 90.2 sq m / 971 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID807437)



### First Floor

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