

# NOVE

10 Gormire Close, Thirsk

Thirsk

Guide Price £225,000



# 10 Gormire Close

Thirsk, Thirsk

This beautifully presented three-bedroom semi-detached house offers a blend of contemporary styling and practical family living. As you approach, the property's kerb appeal is immediately evident, with a well-maintained front garden and an expansive resin driveway providing convenient off-road parking.

At the heart of the home is the sleek, modern kitchen, thoughtfully designed with stylish cabinetry, integrated appliances, and generous countertop space. Ample natural light pours in through the door that opens directly to the garden, enhancing the seamless flow between indoor and outdoor living. Upstairs, you'll find three well-proportioned bedrooms, each benefitting from abundant natural light and neutral décor, providing versatile spaces suitable for restful retreats, home offices, or flexible family needs. The main family bathroom is a standout feature, boasting elegant marble-effect tiling, a large window, and a sleek vanity unit.

The property's outdoor spaces are equally impressive, designed to support both relaxation and entertaining. The rear garden features a spacious lawn perfect for children's play or gardening enthusiasts, and a generous paved patio ideal for alfresco dining or summer barbeques. A charming pergola offers a shaded retreat for outdoor seating, while the fully fenced perimeter provides privacy and security for families and pets. A practical garden shed caters to storage needs for tools and outdoor equipment, ensuring that the garden remains tidy and functional. The garden's thoughtful layout maximises both useability and aesthetics, making it a true extension of the home's living space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C







### Hall

Entering through the newly installed composite front door, into the entrance hall which has the stairs to the first floor and access to the living room.

### Living Room

15' 1" x 12' 7" (4.59m x 3.84m)

A bright and spacious room set to the front of the property with large, double glazed bay window. A feature fireplace houses an electric stove, the flooring is wood effect laminate. There is a large, under stairs storage area with a light and pocket door offering plenty of storage.

### Dining Room

9' 7" x 7' 0" (2.91m x 2.13m)

A bright room, set to the rear of the property, with a large, double glazed widow looking out to the garden.

### Kitchen

9' 7" x 8' 0" (2.91m x 2.45m)

Fitted in 2022, this modern kitchen consists of a range of base and wall units in a light grey colour topped with a super low profile worktop in a natural stone effect. The kitchen has an integrated fridge freezer, space for a washing machine, a double electric oven and electric hob over. A new gas boiler has just been fitted, housed in the kitchen.

### Hall

The stairs have been stripped back and are painted with carpet runners. The landing has access to the attic and a large airing cupboard for linen/towel storage.





**Bedroom One**

11' 11" x 12' 5" (3.64m x 3.78m)

A Spacious room set to the front of the house with a large, double glazed window, wall mounted radiator and built in storage cupboard.

**Bedroom Two**

10' 1" x 8' 3" (3.07m x 2.52m)

A spacious second bedroom with views to the rear.

**Bedroom Three**

10' 1" x 7' 0" (3.07m x 2.14m)

A generous third bedroom, set to the rear with a double glazed window looking out to the garden.

**Bathroom**

8' 9" x 5' 0" (2.67m x 1.52m)

Recently upgraded, the bathroom consists of a white suite









## FRONT GARDEN

Laid to lawn, the front garden offers an open green space with a recently laid resin driveway.

## GARDEN

The enclosed rear garden offers plenty of patio space for outdoor seating, a large pergola, ideal for creating shade with climbing plants. A large, metal shed has recently been installed offering an abundance of storage.

## GARAGE

Double Garage

A double length driveway, recently installed with resin to provide a long term, maintenance free solution.





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CREATED ON  
2025-12-05

DETAILS  
Total area: 69.47 m<sup>2</sup>  
Living area: 69.47 m<sup>2</sup>  
Floors: 2  
Rooms: 12

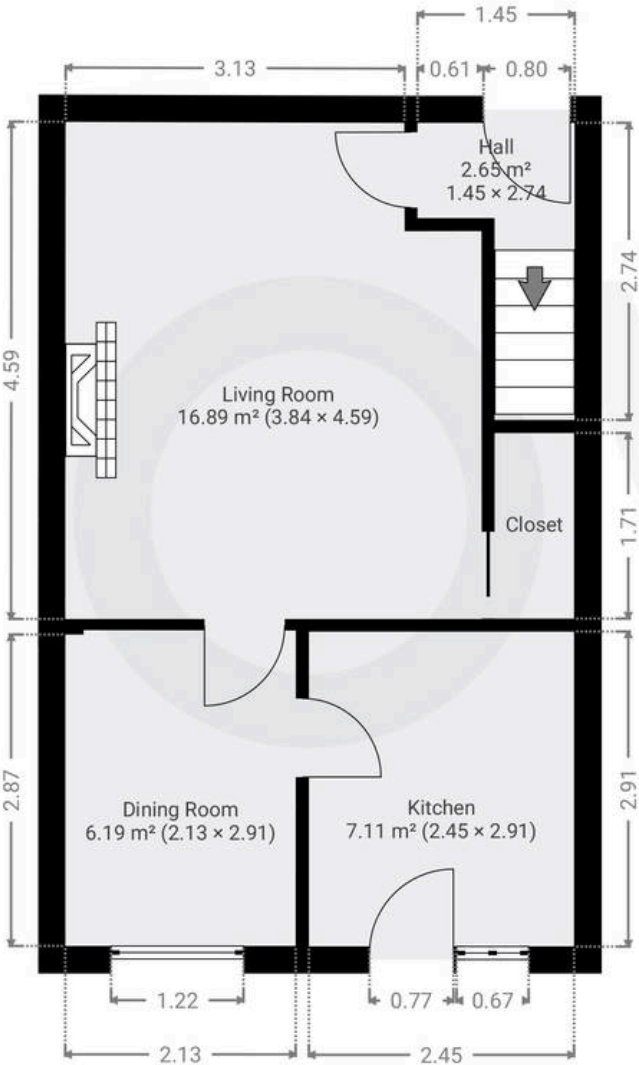
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WITHOUT LIMITATION, SATISFACTORY QUALITY  
OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0 2.5m  
1:67

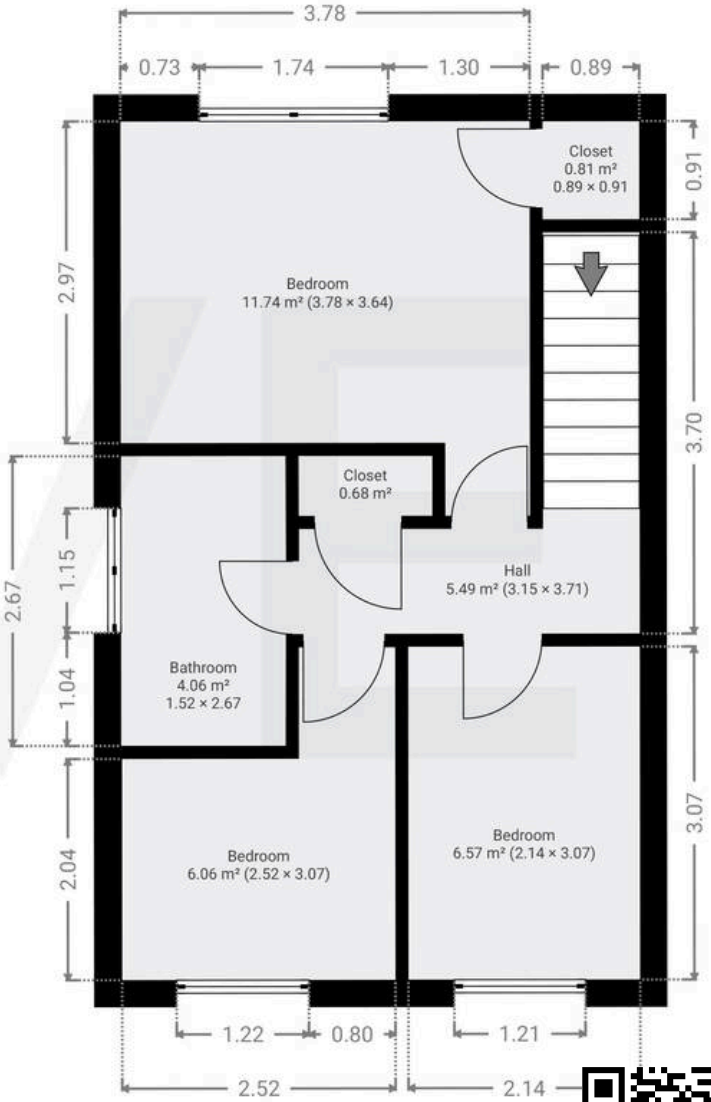
## ▼ Ground Floor

TOTAL AREA: 34.08 m<sup>2</sup> • LIVING AREA: 34.08 m<sup>2</sup> • ROOMS: 5



## ▼ 1st Floor

TOTAL AREA: 35.39 m<sup>2</sup> • LIVING AREA: 35.39 m<sup>2</sup> • ROOMS: 7





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