

# NOVE



24 Swan Way, Sowerby

Thirsk

Guide Price £400,000

## 24 Swan Way

Sowerby, Thirsk

This impressive detached four-bedroom, three-bathroom home combines spacious modern living with luxurious touches throughout, all within a beautifully landscaped setting. Situated off a small, private driveway offering access to just three properties and looking out into a spacious Green, this house offers a prime position in the popular Sowerby Gateway.

Upon arrival, you're greeted by a neatly landscaped front garden adorned with mature plants and decorative gravel, offering a warm and inviting entrance. A generous driveway provides ample off-road parking and leads to an attached garage, ensuring both convenience and practicality for families and guests alike. The house's brick-fronted exterior is both classic and contemporary, with kerb appeal enhanced by the well-maintained greenery and decorative stonework.

- Detached family home
- Spacious open plan kitchen dining area
- Modern integrated appliances
- Dual French doors for garden access
- Landscaped private garden with patio and pergola
- Off-road parking and attached garage
- Modern bathrooms with walk-in showers and heated towel rails
- Built-in wardrobes and storage solutions
- Contemporary fireplace in living area
- Utility room with wooden countertops and shelving





Inside, the property boasts two expansive reception rooms, each designed to maximise light and comfort. The main living area is filled with natural light thanks to large windows that seamlessly connect indoor and outdoor spaces. Plush, neutral carpet flooring and modern decor create a comfortable atmosphere, while a stylish fireplace adds a touch of elegance. The second reception area is open plan, effortlessly flowing into a modern dining space and the stunning open-plan kitchen, where sleek modern units, integrated appliances, and ample countertop space meet contemporary tiled flooring and under-cabinet lighting. This space is ideal for both casual family meals and sophisticated entertaining. Natural light pours in through large windows and French doors invite the outdoors in, granting direct access to the garden and creating a seamless indoor-outdoor living experience. Set off from the hall is a utility room, complete with wooden countertops, shelving, and a frosted glass door, adds a practical touch to daily living.

Upstairs, four generously-sized double bedrooms await, each benefiting from large windows and a modern, calming aesthetic. The principal suite impresses with two built-in wardrobes, plush carpeting, and an elegant modern light fixture. En-suite bathroom access ensures privacy and convenience. The second bedroom also benefits from an ensuite shower room, ideal for Teenagers and guests alike. Ambient lighting, neutral tones, and thoughtful furnishings make each bedroom a peaceful haven.

The three bathrooms are beautifully appointed, with modern fixtures, walk-in showers, heated towel rails, and textured wall tiles. Large windows provide abundant natural light, and clever storage solutions keep the spaces organised and clutter-free.

Throughout this fantastic, family home, the neutral palette and plush carpets set a tranquil tone, making each room a welcoming retreat.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



### Entrance Hall

On entering the property you are welcomed into the hall, offering access to all downstairs rooms and stairs to the first floor. The hall is tiled with large white floor tiles.

### Living Room

10' 6" x 18' 0" (3.21m x 5.49m)

A spacious living room, situated the front of the property the sitting room has a large window overlooking the green area. With an electric fire and aesthetic mantel piece.

### Living Kitchen

26' 1" x 9' 4" (7.95m x 2.84m)

Stretching across the back of the property the large kitchen diner has two sets of French doors to the large rear garden. Fitted with contemporary base and wall units the kitchen has fitted appliances including dishwasher, fridge freezer a double oven and a five-ring gas hob. The floor is tiled with white square floor tiles and illuminated with kick board lighting.

### Utility Room

8' 2" x 7' 7" (2.48m x 2.30m)

The utility room which has been created from the rear section of the garage has an external door to the side of the property, there is under the counter storage and space for the tumble dryer and spare fridge. The utility room also houses the gas boiler. The floor is covered with wood effect laminate, making it perfect for muddy boots or paws!

### Toilet

2' 9" x 5' 9" (0.85m x 1.75m)

The walls are half tiled, fitted with a toilet and basin the downstairs toilet is finished with a chrome towel radiator.



### First Floor Landing

The central landing space offers access to the first floor rooms and houses two storage cupboards, one of which contains the unvented water cylinder.

### Principle Bedroom

15' 4" x 13' 1" (4.68m x 3.98m)

To the front of the property the main bedroom has fitted storage and feature wall wood panelling. The window is to the front of the property and overlooks the green. The spacious room benefits from an ensuite shower room. **Ensuite One** 6' 11" x 5' 11" (2.10m x 1.80m)

With etched glass window to the side of the property the ensuite shower room is fitted with a double shower cubicle, basin toilet and basin.

### Bedroom Two

11' 8" x 12' 10" (3.56m x 3.90m)

This sizeable second bedroom is set to the front of the house with a large, double glazed window overlooking the green. The room has built in storage and benefits from its own ensuite shower room.

### En-suite Two

6' 8" x 6' 1" (2.02m x 1.85m)

With a double sized shower cubicle, basin and toilet there is a wall mounted chrome radiator and window to the side of the property.

### Bedroom Three

10' 6" x 8' 10" (3.20m x 2.70m)

To the rear of the property this good size double has fitted storage and a window overlooking the garden.

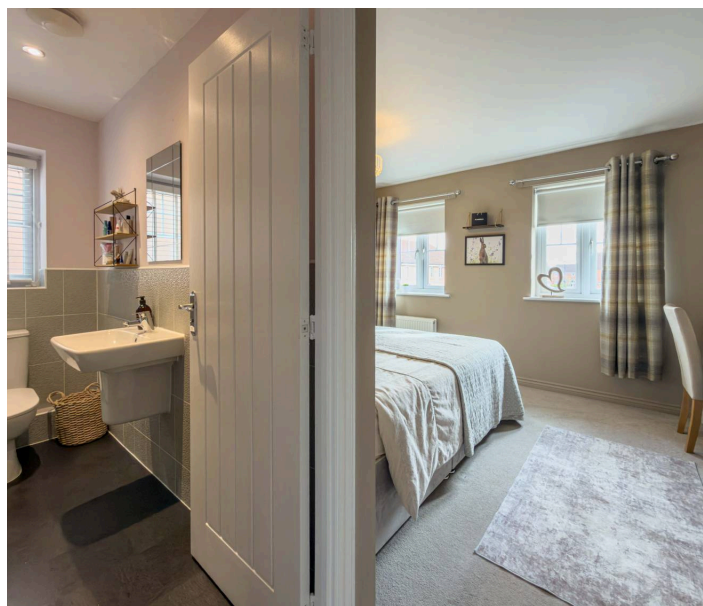
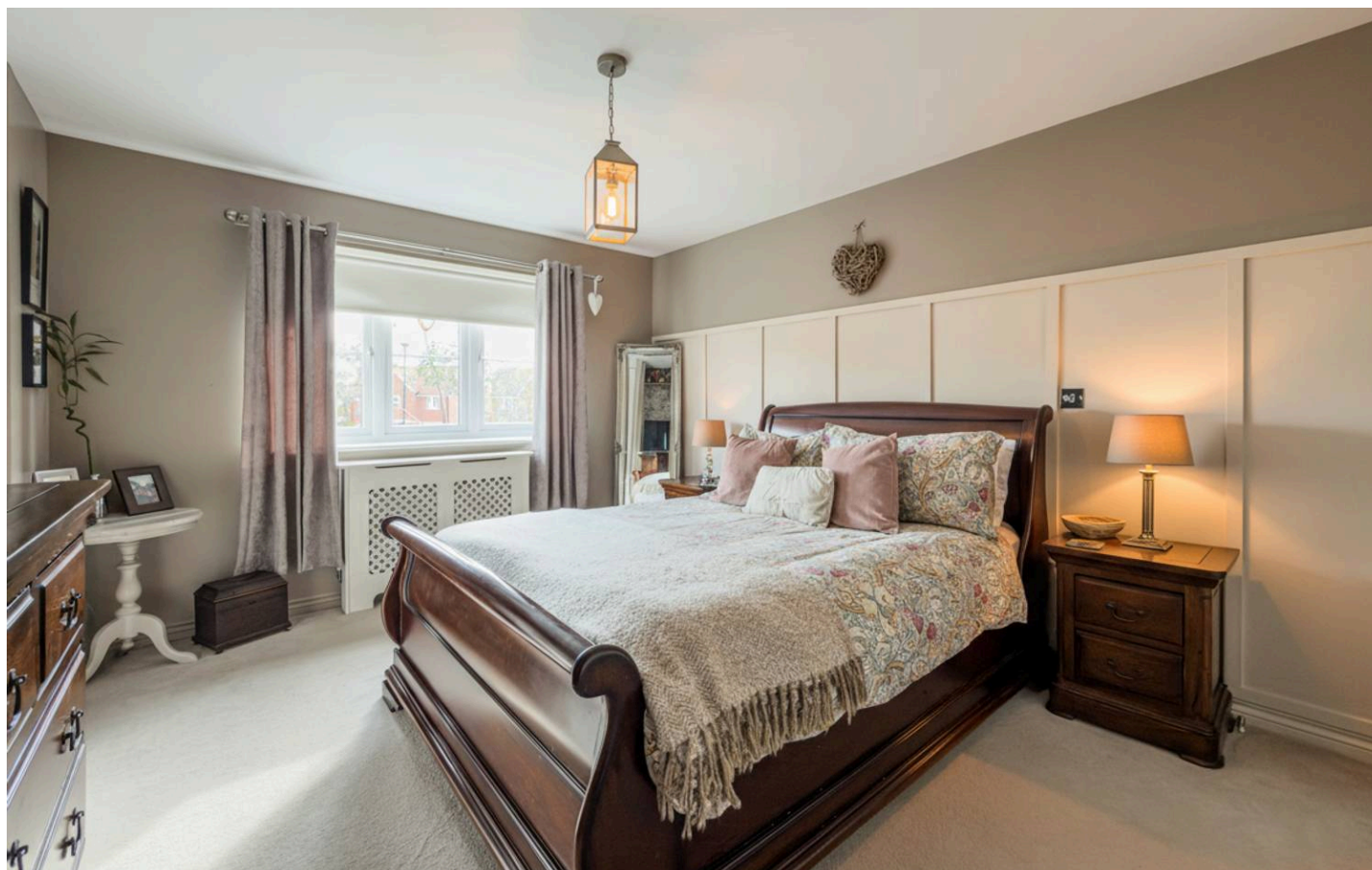
### Bedroom Four

8' 2" x 10' 2" (2.50m x 3.09m)

To the rear of the property this good size double has a window overlooking the garden.

### House Bathroom

The house bathroom is fitted with a white bathroom suite with a shower over the bath, finished with a glass screen. A wall mounted, chrome effect towel radiator provides heat.



## GARDEN

To the rear of the property, the spacious and well-maintained garden has a multi-use entertainment area with power. The patio area is access from the French doors and has a metal framed gazebo. There is a range of established shrubs in the borders. There is gated access around both sides of the property.

## DRIVEWAY

3 Parking Spaces

The spacious driveway offers side by side parking.

## GARAGE

Single Garage

The garage is reduced in size to create an internal utility room. The up and over door provides access and ample storage for bikes and other items.



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## Swan Way

SUBMITTED BY  
Nove Property  
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01845470047

CREATED ON  
2026-02-24

DETAILS  
Total area: 124.65 m<sup>2</sup>  
Living area: 118.41 m<sup>2</sup>  
Floors: 2  
Rooms: 21

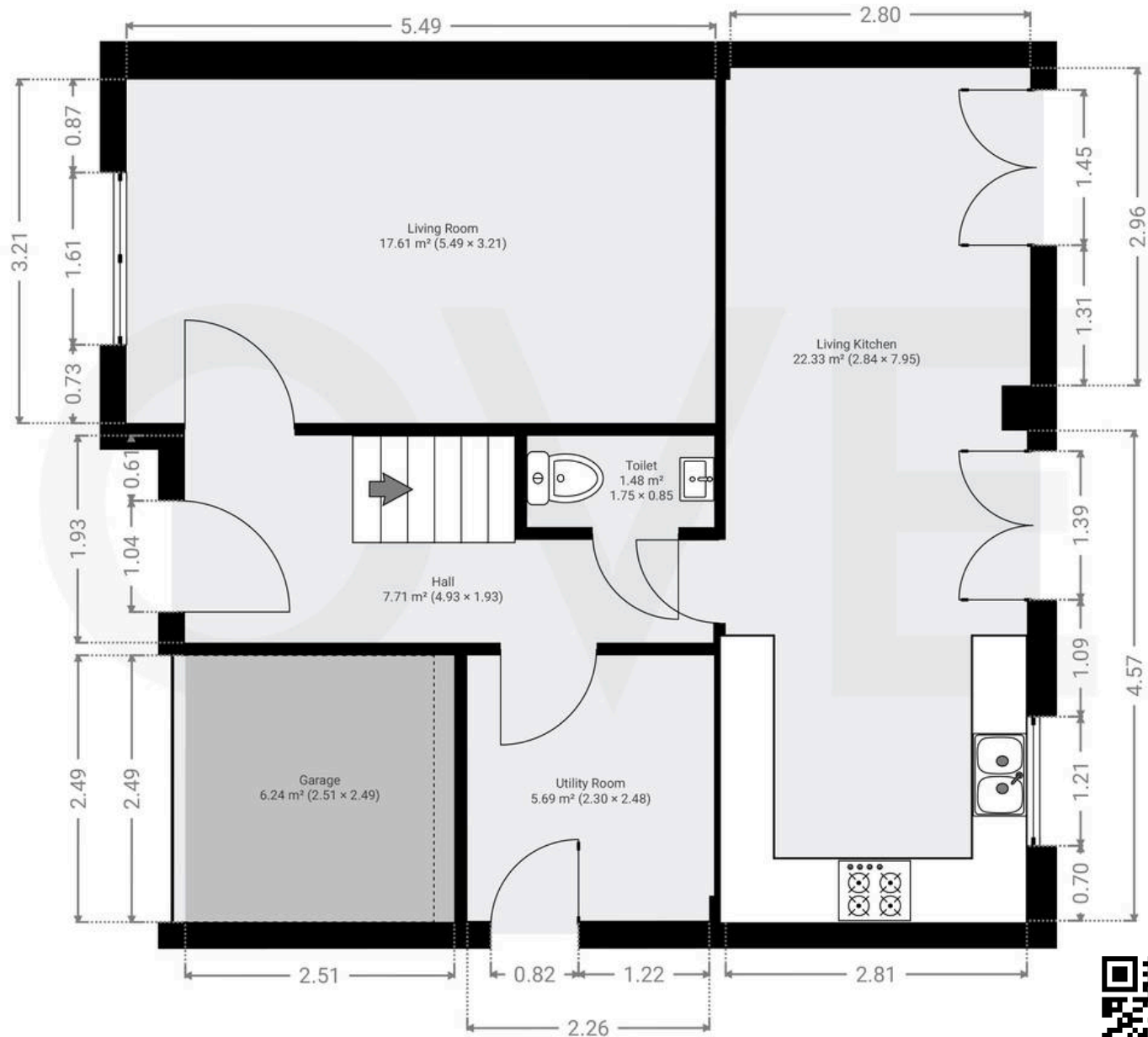
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## ▼ Ground Floor

TOTAL AREA: 61.03 m<sup>2</sup> · LIVING AREA: 54.79 m<sup>2</sup> · ROOMS: 6





### Swan Way

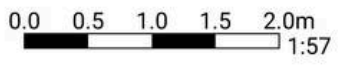
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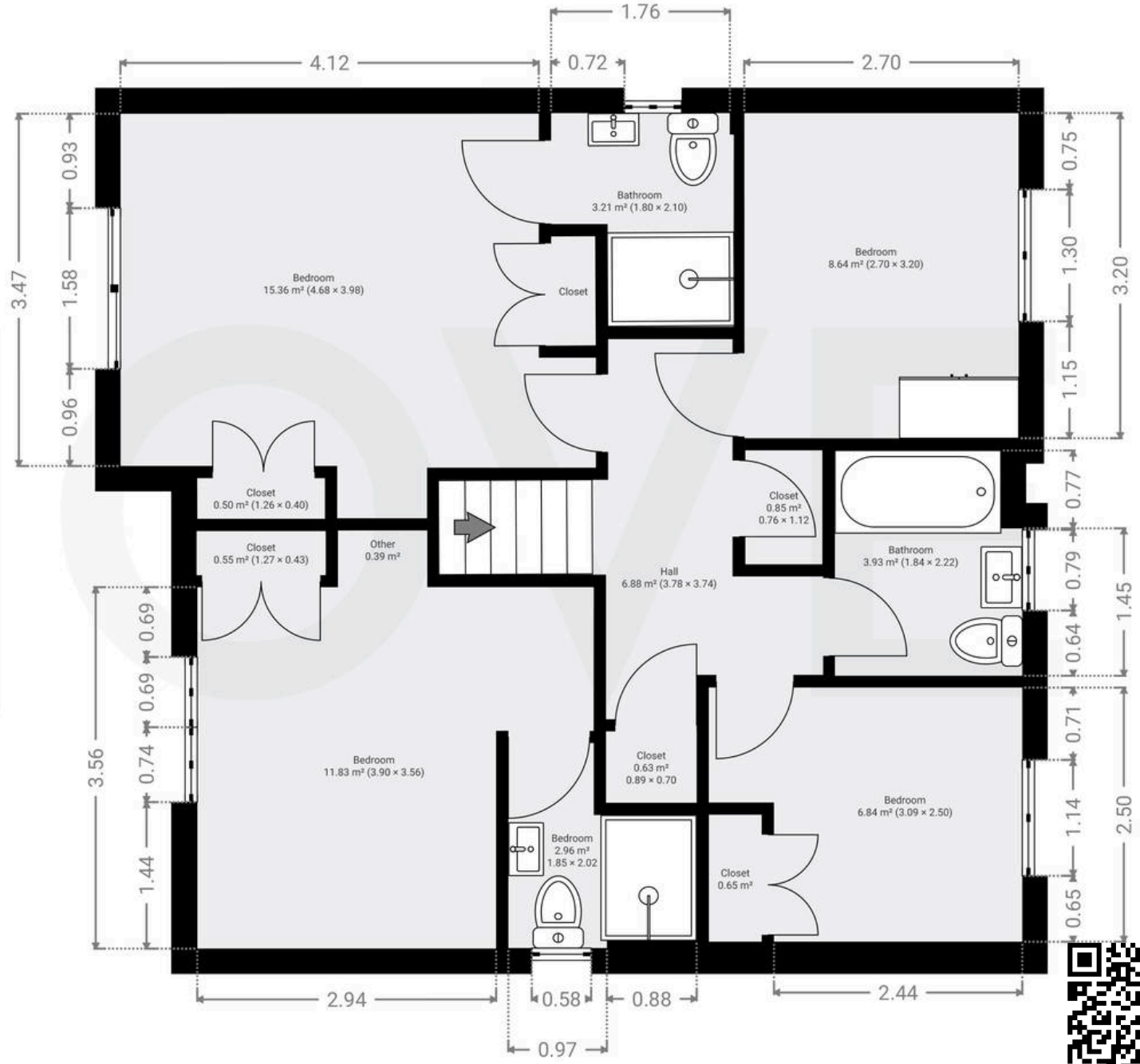
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### ▼ 1st Floor

TOTAL AREA: 63.62 m<sup>2</sup> · LIVING AREA: 63.62 m<sup>2</sup> · ROOMS: 15



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