



NOVE

The Paddock, Catton

Thirsk

Guide Price **£445,000**

The Paddock

Catton, Thirsk

Nestled in a vibrant community, this stunning 2-bedroom detached bungalow, crafted by esteemed builders Harkwood Homes, boasts a blend of modern luxury and quality craftsmanship. With a 10-year build warranty and 10-year door and window warranty, this new build property offers peace of mind and longevity. The interior features underfloor heating throughout, powered by an eco-friendly air source heat pump, making it as energy-efficient as it is inviting. Turnkey ready, the property presents a fantastic plot with a detached garage, providing both convenience and charm for the discerning homeowner seeking a seamless living experience.

Step into the serene outdoor oasis surrounding this bungalow, where meticulous landscaping accents the property's appeal. The front lawn, accented by an Indian stone pathway leading to the front door, promises a warm welcome. The rear garden, fenced and predominantly laid to lawn, features an Indian stone patio perfect for al fresco dining or lounging in the sun. With two gates for easy access—one leading to the driveway and the other to the front—the outdoor space is designed for both privacy and convenience. Additional charm awaits in the open side garden, offering ample lawn space and soon-to-be-fitted gated driveway access. The detached garage, complete with a pitched roof space for storage, power, and lighting, provides further utility and security in this idyllic property. Beyond the gated entrance, a private driveway accommodates multiple vehicles with ease, enhancing the overall allure of this exceptional property.

Council Tax band: TBD

Tenure: Freehold

- New Build by Harkwood Homes
- 10 Year Build Warranty
- 10 Year Door and Window Warranty
- Fantastic Plot
- Detached Bungalow
- Under Floor Heating Throughout
- Air Source Heat Pump
- Detached Garage





Hall

Entering through the front door, the ventrally positioned hallway offers access to all rooms. Recently decorated and carpeted in neutral tones.

Kitchen/Family Room

18' 9" x 9' 9" (5.71m x 2.98m)

A wonderful, bright, open space. This German designed kitchen has electric oven and hob, integrated fridge freezer, an abundance of base and wall units. The flooring is finished with large, natural tiles and underfloor heating. French doors lead out to the enclosed rear garden, flooding the room with natural light and perfect for entertaining.

Living Room

A lovely, bright room with large Double Glazed window to the rear gardens. Benefitting from underfloor heating and with plenty of power outlets.

Bedroom One

12' 5" x 9' 10" (3.78m x 2.99m)

Situated to the front of the property, the bedroom has been fitted with plenty of power outlets and a double glazed window. The bedroom benefits from underfloor heating and an ensuite shower room.

Ensuite Shower Room

8' 1" x 5' 7" (2.47m x 1.70m)

Set off from the main bedroom, this tastefully decorated ensuite consists of a low level, push button toilet, floating basin with built in storage and a shower enclosure with plumbed power shower. The room has a large wall mounted towel radiator.



Bedroom Two

11' 10" x 9' 10" (3.60m x 3.00m)

A bright bedroom to the front elevation, decorated and carpeted in neutral tones with underfloor heating.

Bathroom

6' 4" x 7' 4" (1.92m x 2.24m)

A tasteful and modern bathroom suite, consisting of low level, push button toilet, hand basin with triple drawer storage, vanity mirror and obscured, double glazed window. The shower is situated above the bath and has a fixed, glass screen. The room is tiled in neutral tones and has a large wall mounted towel radiator.

Utility Room

Set off from the kitchen, fitted with matching base and wall units, and fitted with stainless steel sink. The utility has space for washing machine and drier. The room also has an external door, leading out to the driveway.





FRONT GARDEN

To the front of the property is a front lawn with indian stone pathway to the front door and gate to the rear garden. The developer has planted hedging that will mature and create a lovely boundary.

GARDEN

The rear garden is fenced, mainly laid to lawn with an indian stone patio. There are two gates, one leading to the front and one to the driveway at the side of the house.

GARDEN

To the side of the property is an open garden that offers a large amount of lawn. The area is part fenced to the side and rear, with a hedge boundary to the front and a Gate to the driveway is soon to be fitted by the developer.

GARAGE

A detached garage with pitched roof space which has been boarded for additional storage. The electric door is operated by key fob for convenience and there is a pedestrian door to the side which leads in to the garden. The garage benefits from power and lighting.

GATED DRIVEWAY

Set off from the road, is a private, gated driveway for multiple vehicles.





My New Project

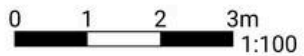
SUBMITTED BY
Nove Property
info@noveproperty.co.uk
📞 01845470047

CREATED ON
2025-03-03

DETAILS
Total area: 100.93 m²
Living area: 75.01 m²
Floors: 1
Rooms: 10

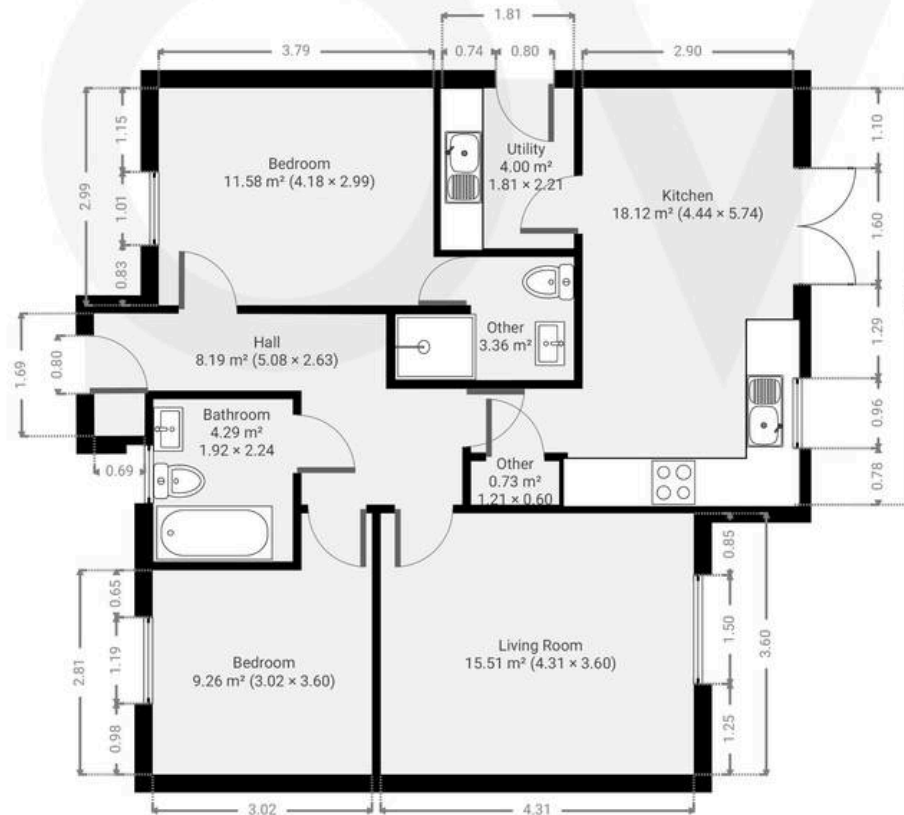
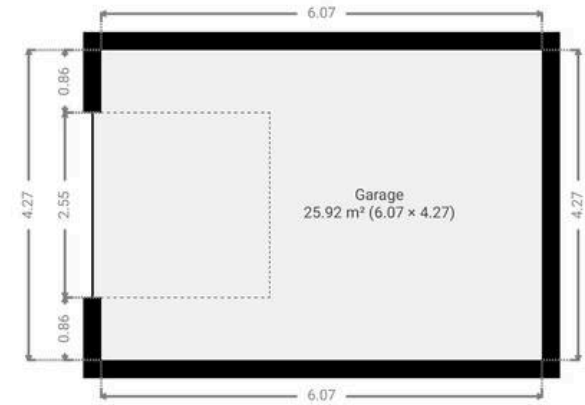
Nove
info@noveproperty.co.uk
www.noveproperty.co.uk
📞 01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



▼ Ground Floor

TOTAL AREA: 100.93 m² · LIVING AREA: 75.01 m² · ROOMS: 10



NOVE



Nove

9 Bridge Street, Thirsk - YO7 1AD

01845 407047

info@novproperty.co.uk

novproperty.co.uk

