

A SUPERBLY APPOINTED AND BEAUTIFULY PRESENTED FOUR BEDROOM DETACHED HOUSE

WITH EXTENDED DRIVEWAY AND GARAGE

ENTRANCE HALLWAY, STUNNING RECEPTION ROOM AND OPEN PLAN DINING KITCHEN WITH DOORS ONTO THE REAR ENCLOSED

LANDSCAPED GARDEN WITH OUTDOOR LIGHTING AND SEATING AREAS

MASTER BEDROOM WITH ENSUITE AND HOUSE BATHROOM

EXCEPTIONAL QUALITY THROUGHOUT

WITHIN A SHORT DISTANCE TO BOROUGHBRIDGE TOWN AND THE A1M NORTH AND SOUTH







Description

comfort and convenience.

A beautifully designed reception hall welcomes you in which also features a convenient cloakroom and WC. The spacious sitting room invites you to relax and enjoy its warm atmosphere, while the fabulous dining kitchen is perfect for culinary enthusiasts, offering ample space for cooking and entertaining. Adjacent to this, a well-appointed utility room enhances functionality, making everyday tasks a breeze.

With four spacious bedrooms, this property is ideal for families or those seeking extra space for quests or a home office. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The house features a thoughtfully designed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home promotes a sense of openness, allowing natural light to flow throughout the living spaces, creating a warm and inviting environment.

The property boasts an expansive double-width driveway, complete with a convenient EV charging point, ensuring effortless parking and access to the Garage

At the rear, the south-facing garden has been beautifully transformed into a stunning outdoor oasis. It features a spacious, tastefully paved seating area perfect for relaxation, alongside an inviting artificial lawn that maintains its lush appearance year-round. The garden also features a charming al fresco dining space, highlighted by an impressive gazebo that sets the scene for memorable gatherings and tranquil evenings spent under the stars.

Situated in a peaceful neighbourhood, this property benefits from the tranquillity of suburban living while being just a short distance from the amenities of Boroughbridge. Residents can enjoy local shops, schools, and parks, making it an excellent choice for families and individuals alike.

This house on Wren Drive is not just a place to live; it is a

home where memories can be made. With its appealing Nestled in the charming area of Milby, Boroughbridge, this features and prime location, it presents a wonderful delightful house on Wren Drive offers a perfect blend of opportunity for those looking to settle in this picturesque part of York. Do not miss the chance to make this lovely property your own.

Additional information

2 electrical vehicle charging points.

1 in the garage which came with the property and a 7kw electrical vehicle charging point.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and

Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: E - North Yorkshire Council EPC B

Current Planning Permission: No current valid planning

permissions

Location

Milby is on the out skirts of Boroughbridge celebrated for its stunning natural landscape and warm, friendly community. The town boasts a diverse array of local amenities, including charming independent shops, well-regarded schools, and well-maintained parks that provide spaces for recreation and relaxation. Nestled between rolling hills and lush countryside, Boroughbridge offers easy access to breathtaking outdoor spaces, making it a perfect destination for hiking, cycling, and nature walks. This inviting environment fosters a strong sense of community among residents, further enhancing the appeal of this picturesque



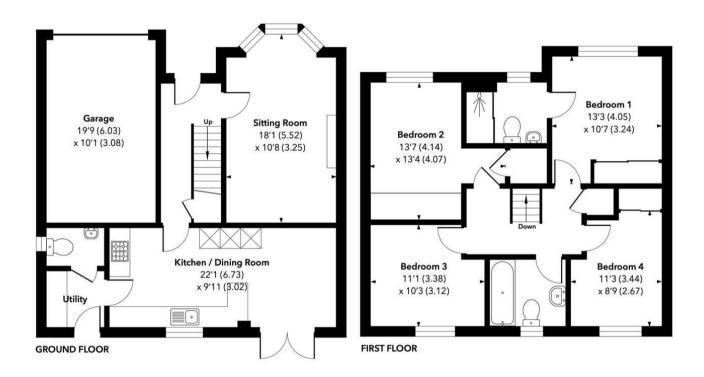




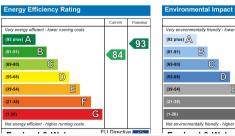


Wren Drive, Milby, YO51

Approximate Area: 1,284 sq ft / 119.3 sq m Garage: 200 sq ft / 18.6 sq m Total: 1,484 sq ft / 137.9 sq m



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