



Wren Drive, Boroughbridge Guide Price £475,000

**** STUNNING SPECIFICATION ****

A comprehensively upgraded 4 bedroom detached property, which offers modern family living accommodation with impressively landscaped gardens, and a detached single garage.



Foreword

This remarkable family home is located on the newly finished Milby Grange development and offers quick and easy access to the market towns of Boroughbridge and Knaresborough, and is also ideal for commuters, with the A1(M) being within a short drive, giving access to the business districts of Leeds, South Yorkshire and Teeside.

The property which has been skillfully upgraded, featuring a generous master suite and 3 further bedrooms, in addition to a partially converted single garage and an extended driveway. The property is certain to be of interest to both young and mature families alike.

Accommodation

The property is entered through a composite double glazed entrance door into a reception hall with satin black radiator and fitted ceiling down lighters, leading to the ground floor living accommodation, and a staircase with polished metal handrail leading to the first floor.



The naturally light sitting room is positioned at the front of the property with a uPVC double glazed large bay window has been setup to accommodate a wall mounted TV, and features a television aerial point, fitted ceiling down lighters, and two radiators.

Additionally, the property has a separate study which includes a uPVC double glazed window to the front and a radiator. Crucially, there is a downstairs cloakroom with low flush wc, wall mounted cupboard and sink unit with half height ceramic tile splash backs and a full length mirror to one wall, and includes a heated metal towel rail and fitted ceiling down lighters.

The main aspect of the property is the modern open plan kitchen/dining room with tiled flooring throughout and uPVC double glazed doors leading out to the garden beyond. The kitchen/dining area has been cleverly designed to maximise the space available, and features an extended central island with crushed stone worktop, an integrated Bosch induction hob, and a breakfast bar element. To the rear wall there are further fitted units with additional matching worktop space, integrated dishwasher, and a stainless steel sink unit with a single faucet offering instant hot water. The side wall has a full height range of cupboards and also integrated appliances to include, fan oven and matching microwave oven. The room offers ample space for a large dining table, and leading off is an under stairs storage cupboard and a separate utility room which leads out to the side of the property via a uPVC door, the utility includes matching high and low level storage cupboards, and plumbing for a washing machine.



To the first floor is a spacious landing leading to all rooms and features a useful house storage cupboard.

The generous master suite, located at the front of the property has fitted ceiling down lighters, offers a fitted double fronted sliding wardrobe and space for a further freestanding wardrobe or dressing table. The en-suite features a low flush wc, wall mounted wash hand basin, a spacious shower with full height tiled splash backs, and also includes a heated towel rail, extractor fan, and ceiling down lighters.

Both double bedrooms 2 and 3 are located to the rear of the property and benefit from further double fronted fitted wardrobes with sliding doors and have also been setup to accommodate wall mounted TV's and include fitted units beneath which neatly store any additional connected devices. Bedroom 4 is to the front of the property and is of a size that could accommodate a 3/4 double bed, but can easily be adapted to another office space.



Finally, there is a modern house bathroom with a low flush wc, wall mounted sink unit, and a rain shower over bath which has an additional handheld shower attachment, with full height honeycomb style tile splash backs. The bathroom has a heated towel rail, extractor fan, and ceiling down lighters.

To The Outside

Externally, the property is also immaculately maintained and features a front garden with metal rail fencing, lawn and herbaceous borders, with a paved footpath to the front door. To the side, the driveway has been extended to accommodate up to 3 vehicles. The driveway in turn accesses the detached single garage with power and light, which has been partially converted to include additional high and low storage cupboards.

The enclosed rear garden can be accessed down a paved path between the garage and the property. Like the house, the garden has been comprehensively upgraded and landscaped to provide an array of patio areas, sections of artificial lawn, raised beds for flora, and decking, all within reach of one of the many power points located around the perimeter.

The timber decking at the rear of the garden benefits from an insulated fixed canopy with power and light connected, which makes this garden perfect for entertaining. It should also be noted that the composite decking to the rear of the garage has been laid with drainage beneath to accommodate a hot tub.

The property benefits from double glazing and gas central heating throughout, and an early inspection is strongly recommended.

Energy Efficiency

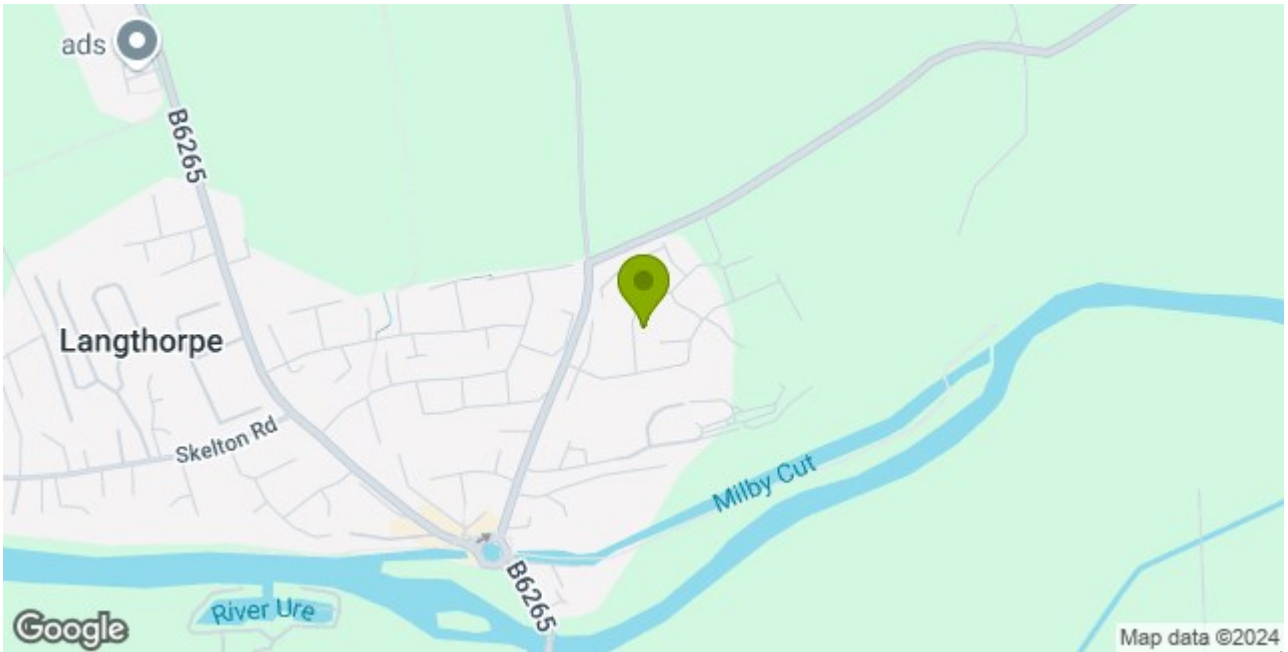
The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (92).



Wren Drive, Boroughbridge, York, YO51 9GP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1383 SQ FT / 128.51 SQ M - (Excluding Garage and Workshop)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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