



Wren Drive, Boroughbridge Guide Price £375,000

**** THREE DOUBLE BEDROOMS ****

A skillfully adapted and immaculately presented modern detached house, featuring a superb open plan living kitchen, three double bedrooms and expertly landscaped rear garden.



Accommodation

The property is entered via a composite panelled door into the spacious sitting room with wooden flooring, a uPVC double glazed bay window, and a deep under stairs storage cupboard. The sitting room includes two radiators and a TV aerial point.

Off the sitting room there is a quarter turn staircase to the first floor accommodation, a downstairs cloakroom/wc which includes a standing wash hand basin with a tiled splash back, radiator, and a uPVC double glazed window.

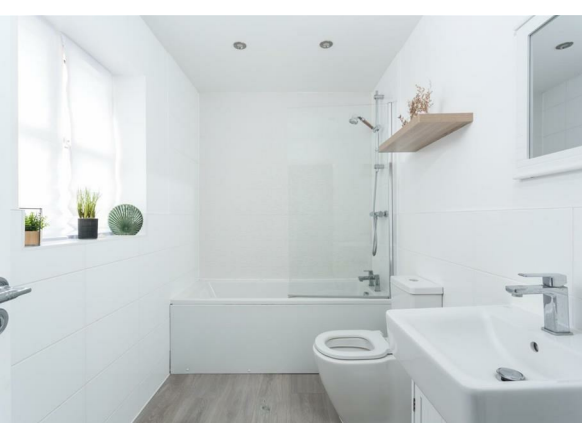


The open plan kitchen/dining/family room with laminate wood flooring, has been skillfully altered to incorporate what was the integral single garage to provide additional living space. The kitchen includes matching high and low level storage cupboards, timber worktops with an inset sink and dish drainer, and a range of integrated appliances to include dishwasher, fridge freezer, oven, plumbing for a washing machine and a 4 ring gas hob with stainless steel splash back and extractor canopy. The dining/family area includes uPVC double glazed doors to the front, and the room includes a single radiator and a useful storage cupboard housing the gas boiler.



The first floor landing with uPVC double glazed window, radiator and loft hatch, sweeps round to the principal bedroom which is located at the front of the property and includes a radiator and double glazed uPVC windows. It features an en-suite shower room with half height grey tiled splash back surround, a wc, a standing wash hand basin, and a shower with folding glass shower screen with matching full height grey tiled splash backs. The en-suite includes a radiator and fitted ceiling down lighters.

Both Bedrooms 2 & 3 are doubles and are located at the rear of the property and include a radiator, and rear facing uPVC double glazed windows. Bedroom 2 is the largest of the three bedrooms and offers generous freestanding wardrobe and dresser unit space.



The house bathroom features a variety of half & full height white tiled splash backs to all sides, and includes a wash hand basin with cupboard, low flush wc, and a shower over bath with half length glass shower screen. The bathroom includes ceiling down lighters and a uPVC double glazed window.

To The Outside

Externally the property has a tarmacked drive with a path running adjacent down the side of the property through a timber gate into the rear garden.

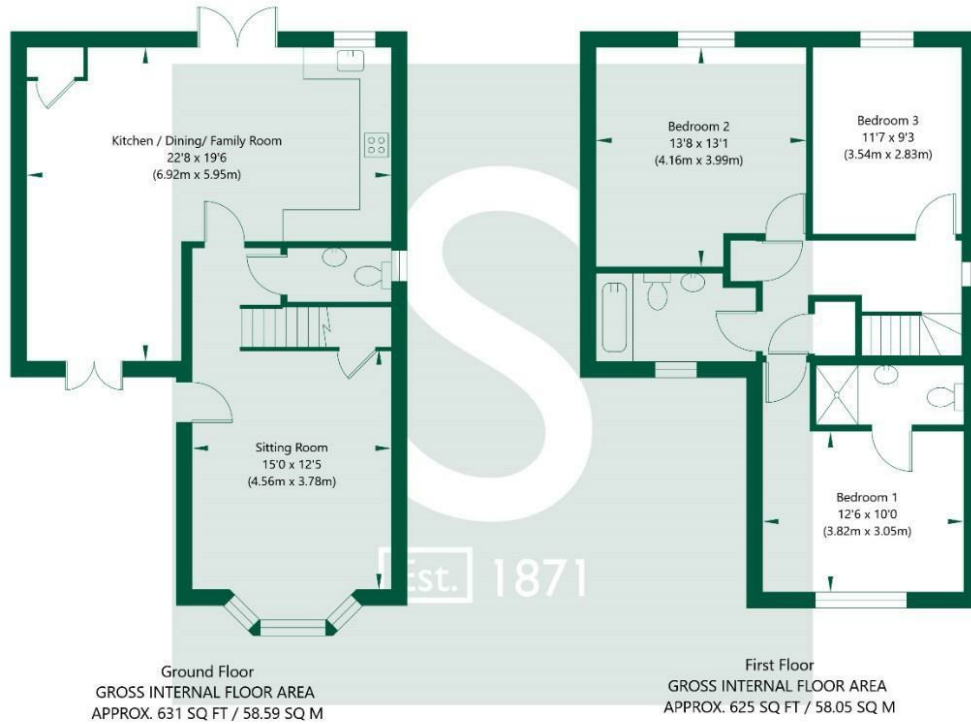
The rear garden has been comprehensively adapted to now include a large flagged patio space running full length of the back of the house which has been further extended down the middle of the garden which runs adjacent to an artificially turfed area with a fitted timber pergola. At the end of the garden is a pond, summer house (16ft x 9ft) with power connected, and a seating area.

Energy Efficiency

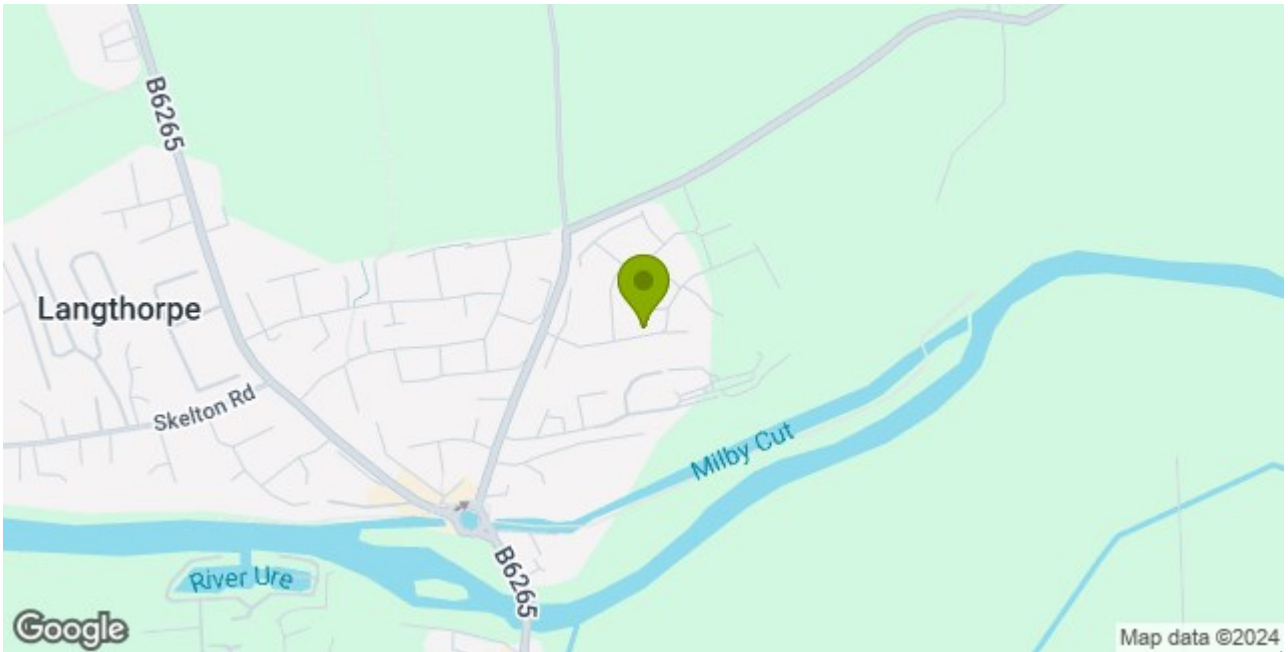
The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of A (94).



Wren Drive, Boroughbridge, YO51 9GP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1256 SQ FT / 116.64 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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