



## Wren Drive, Milby Grange, Boroughbridge Guide Price £415,000

\*\*\* STUNNING DINING / KITCHEN \*\*\*

An exciting opportunity to buy an impressive 4 bedroom detached property built by Miller Homes in 2020 on their highly regarded Milby Grange development located on the fringes of Boroughbridge.





## Accommodation

The Tressell design provides approximately 1,500 sq ft of beautifully presented living space that includes a reception hall with cloakroom/wc, spacious sitting room, fabulous dining kitchen, utility room and versatile garage conversion, 4 double bedrooms (2 with en-suite shower rooms) plus a stylish family bathroom complemented by an integral storage garage and a superbly landscaped south facing rear garden.

A reception hall with cloakroom/wc leads off into spacious sitting room and a stunning 21'10" long dining kitchen upgraded on the builder's standard specification to include a 5 ring gas hob, eye-level double oven and grill, fridge, freezer and dishwasher complemented by double doors opening out into the rear garden, useful utility room and a versatile partial garage conversion, ideal as a gym or home office.

The first floor landing leads off into a generous principal bedroom with en-suite shower room, guest bedroom with en-suite shower room, 2 further bedrooms and family bathroom. Other internal features of note include gas fired radiator central heating, double glazing and neutral decoration throughout. It should also be noted that this property comes with the residue of a 10 year NHBC warranty.

## To The Outside

Externally a double width driveway with EV charging point provides parking and access into an integral storage garage (9'10 x 6'6).

The south facing rear garden has been superbly landscaped to feature a generous paved seating area, artificial lawn and an idyllic al-fresco dining area featuring an impressive gazebo

## Energy Efficiency

The property's current energy rating is B (84 ) and has the potential to be improved to an EPC rating of A (93).

## Additional Information

Tenure: Freehold

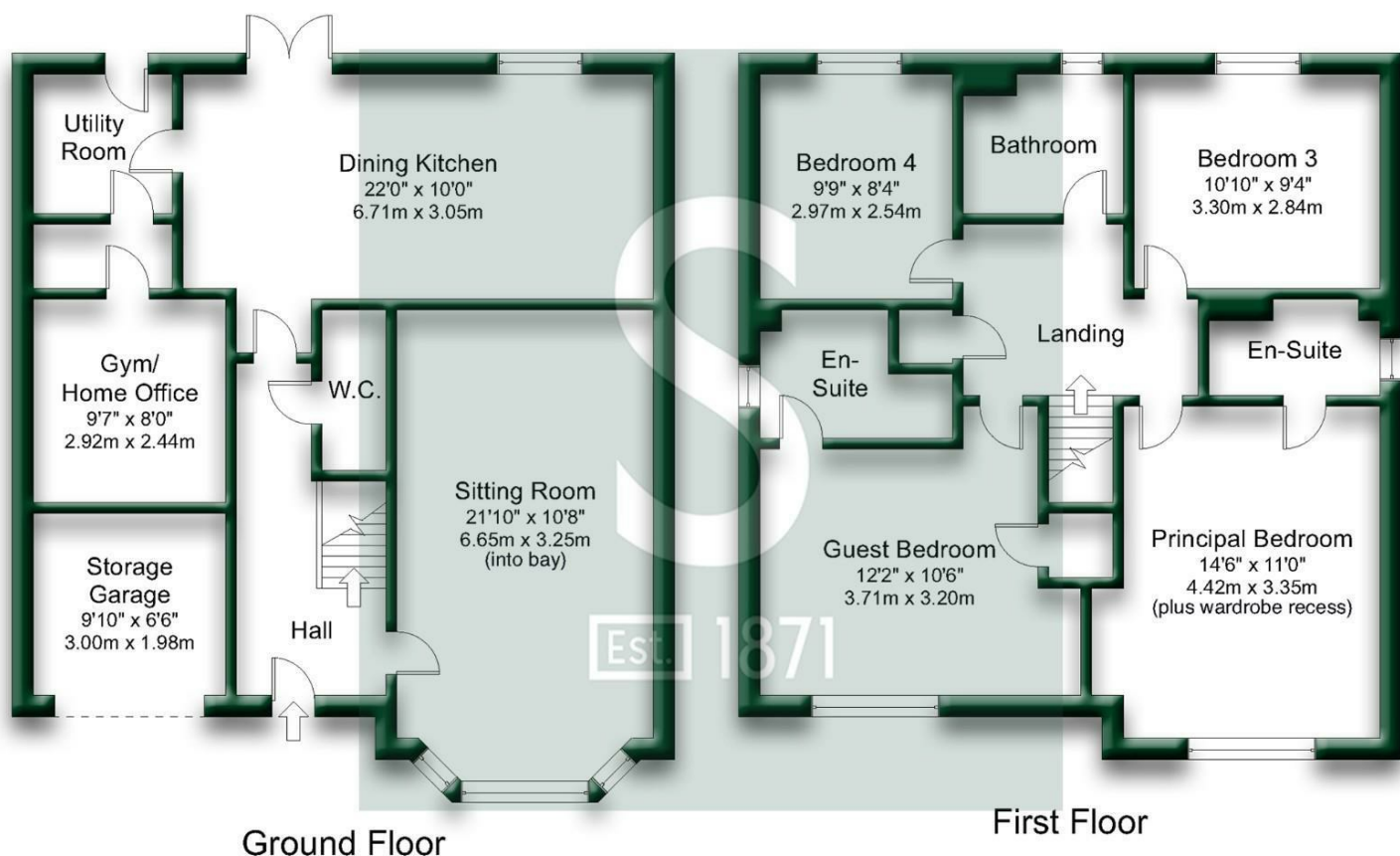
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: E - North Yorkshire Council

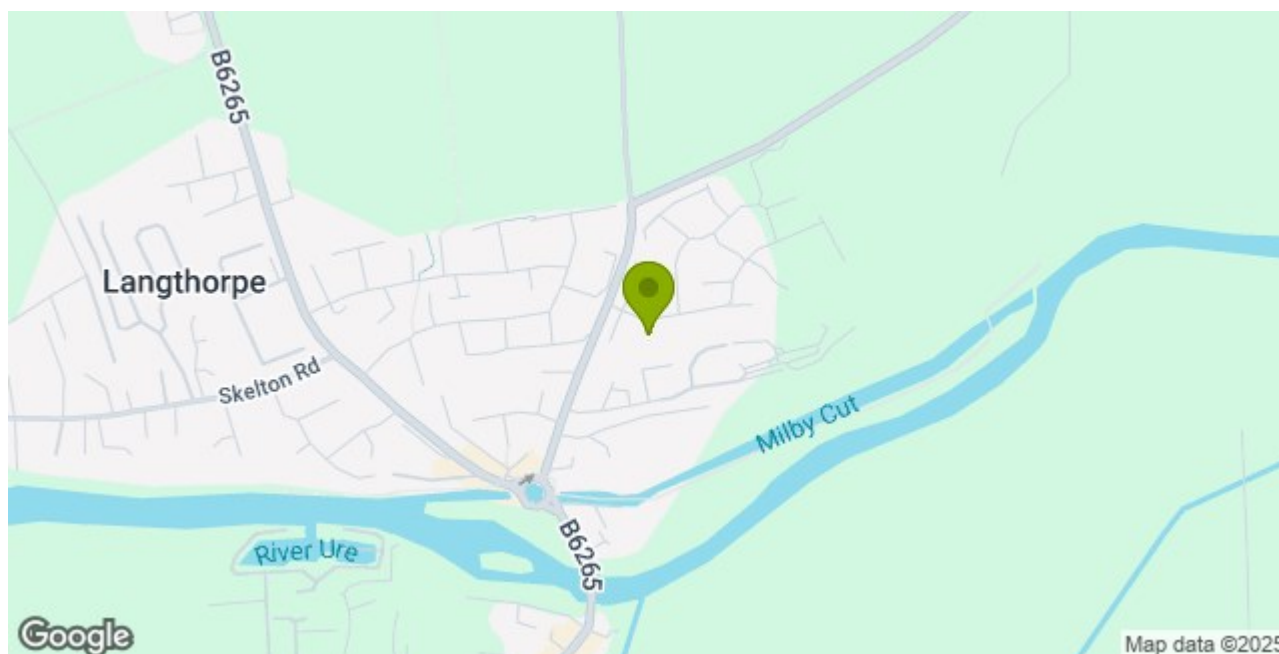
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



Gross internal floor area (approx.): 139.3 sq m (1,500 sq ft)

Not to Scale. Copyright © Apex Plans.



#### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

#### Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

#### Associates

N Lawrence

