

## Wren Drive, Milby, Boroughbridge Guide Price £450,000

\*\*\* CHOICE CORNER PLOT POSITION \*\*\*

A wonderfully presented detached family home within this highly sought-after development. The property has been thoughtfully upgraded since new and includes a fabulous fitted kitchen with central breakfast island.





## Accommodation

The property is entered into a central hallway which benefits from convenient understairs storage, an additional cupboard and downstairs WC.

The sitting room is located towards the front of the property and is spacious in size and dual aspect in design, with a UPVC window with fitted shutters to the front elevation and French doors to the rear leading out to the garden, allowing for a light, airy feel.

The fitted kitchen is located to the rear of the property and is spacious in size with a combination of base and wall storage units which incorporate a modern 1.5 sink with drying area. There are a range of integrated appliances including fridge/freezer, electric oven, four ring gas hob, microwave, washing machine and dishwasher. The current vendors have also added a stylish central island which offers ample seating space and additional storage and has a feature quartz worktop. The kitchen also has French doors leading out to the rear garden and a uPVC window to the side elevation with shutters fitted.

A further reception room with two uPVC windows again with fitted shutters completes the downstairs living accommodation. This room is currently used as a formal dining room but could easily be used as a second sitting room, playroom or large study/home office.

Stairs from the central hallway lead up to the first floor landing which has a good sized storage cupboard that houses the gas boiler.

Located on the first floor are the property's four well-proportioned bedrooms. Bedroom one is a spacious double bedroom and has full height fitted wardrobes with sliding mirror doors. Bedroom one is served by a stylish ensuite shower room which has part-tiled walls and includes a large walk-in shower cubicle with waterfall showerhead, low flush WC, wash hand basin with mixer tap and heated towel rail.

Bedrooms two and three are both double in size with bedroom two having a fitted storage cupboard. Bedroom four is a good size single bedroom and has previously been used as a home office.

The house bathroom is contemporary design and comprises a three-piece suite including bathtub with showerhead over, low flush WC, wash and basin with mixer tap and heated towel rail.

## To The Outside

To the rear, the property has a large stone flagged patio area with well kept borders and a good size lawned area. There is also gated access leading to the front of the property, external electrical sockets and a cold water tap.

To the front of the property is a further landscaped garden. The property also benefits from a detached brick garage and off street parking.

## 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: All mains and services are understood to be connected

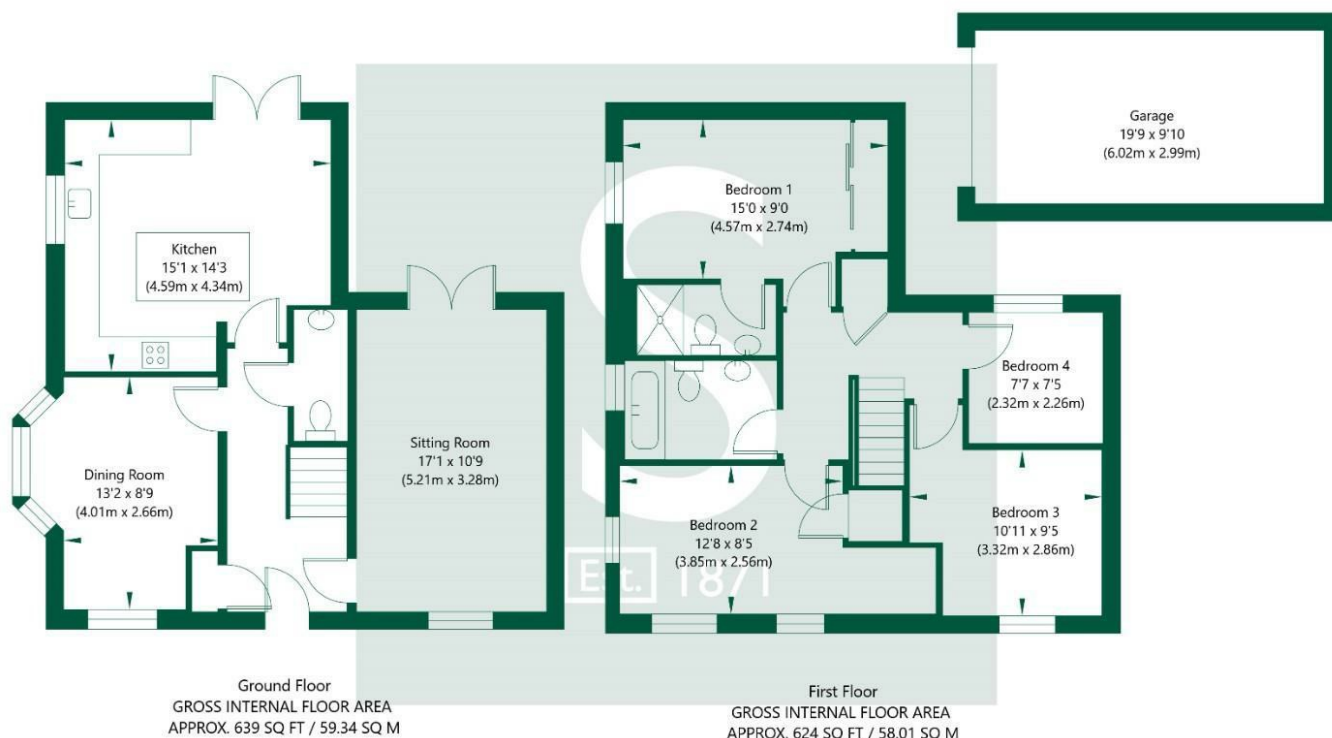
Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: E - North Yorkshire Council

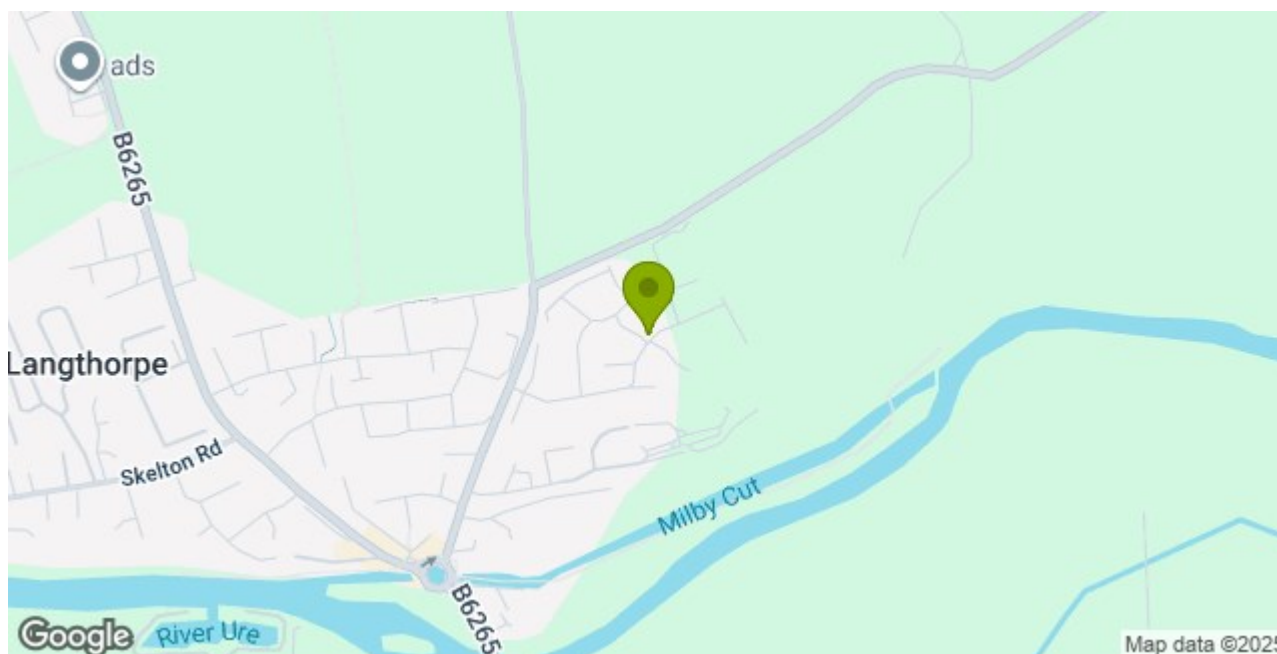
Current Planning Permission: No current valid planning permissions

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

Wren Drive, Milby, Boroughbridge, York, YO51 9GP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1263 SQ FT / 117.35 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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