

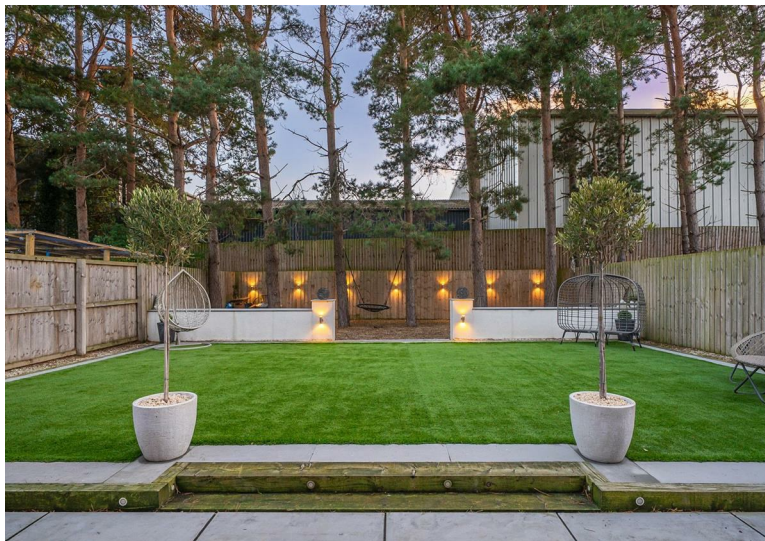


12 Wren Drive
Milby, Boroughbridge York, YO51 9GG

Guide price £450,000



A SUPERBLY APPOINTED AND BEAUTIFULLY 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 BOROUGHBIDGE TOWN AND THE A1M NORTH AND SOUTH



Description

Nestled in the charming area of Milby, Boroughbridge, this delightful house on Wren Drive offers a perfect blend of 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 guests 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 features and prime location, it presents a wonderful 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

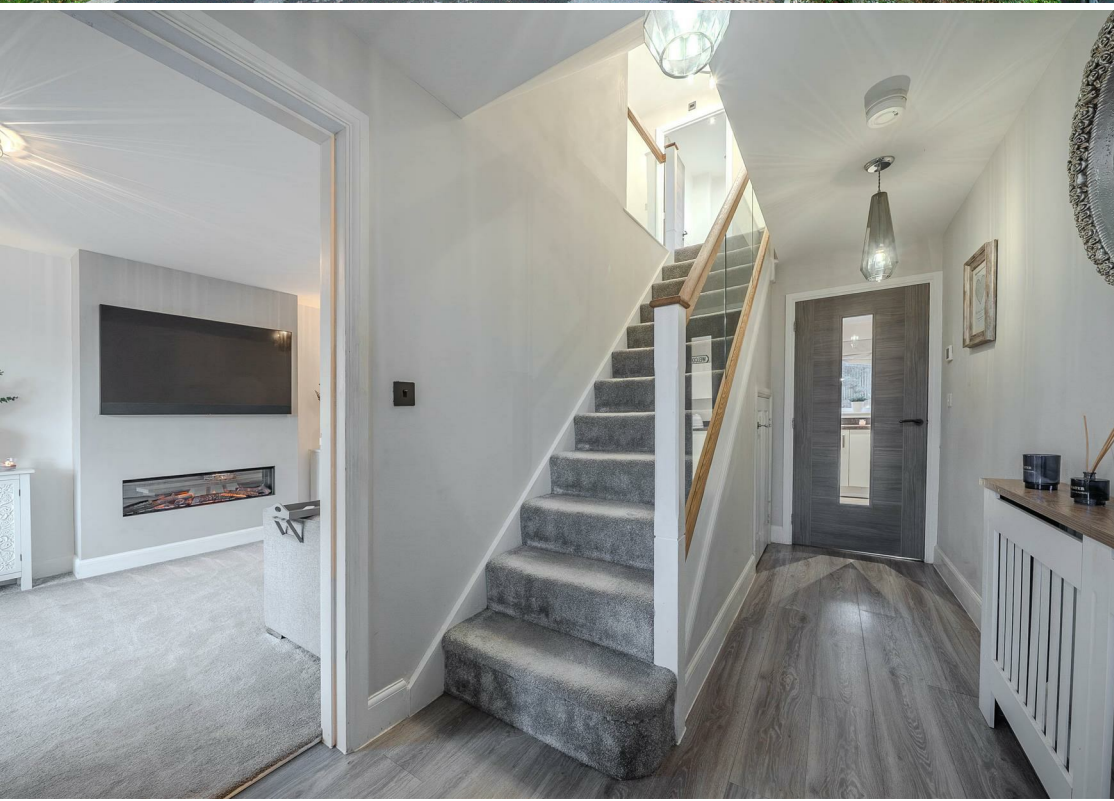
Broadband Coverage: Up to 1600* Mbps download speed

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 town.





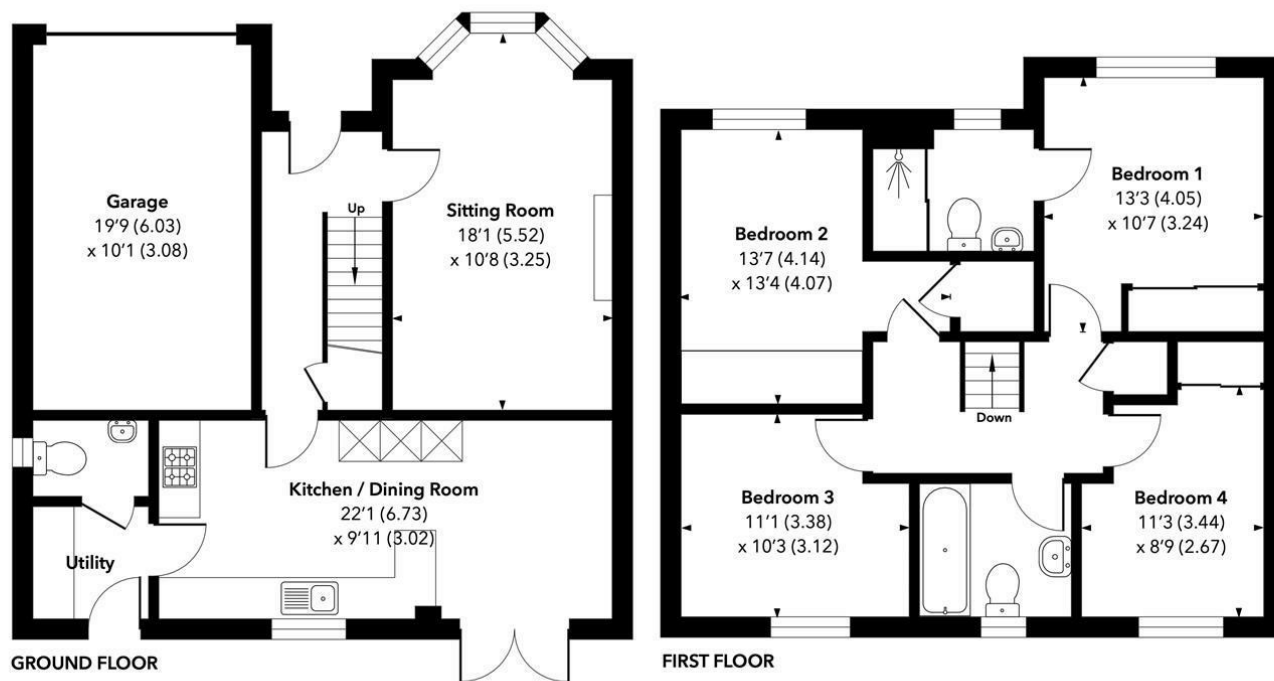


Wren Drive, Milby, YO51

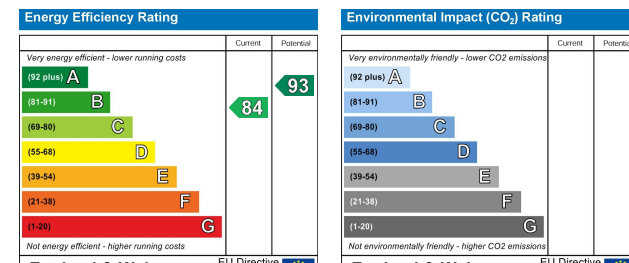
Approximate Area: 1,284 sq ft / 119.3 sq m

Garage: 200 sq ft / 18.6 sq m

Total: 1,484 sq ft / 137.9 sq m



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Pursuant to RICS Property Measurement 2nd Edition



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