



22 Wren Drive
Milby, Boroughbridge, York, YO51 9GG
Guide price £350,000



THREE-BEDROOM DETACHED WITH GOOD-SIZE REAR GARDEN
WITHIN LEVEL DISTANCE OF BOROUGHBRIDGE TOWN, OFFERING LOCAL SHOPS, SCHOOLS AND AMENITIES

Spacious L-shaped Lounge

French Doors from the Kitchen Ground floor WC

Dining Kitchen, Integrated Garage

Part NHBC Warranty

Three Bedrooms, Master Bedroom with En Suite



Description

Nestled in the charming area of Milby, Boroughbridge, this delightful house on Wren Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The property boasts a modern bathroom and ensuite shower room, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday living.

Room Dimensions

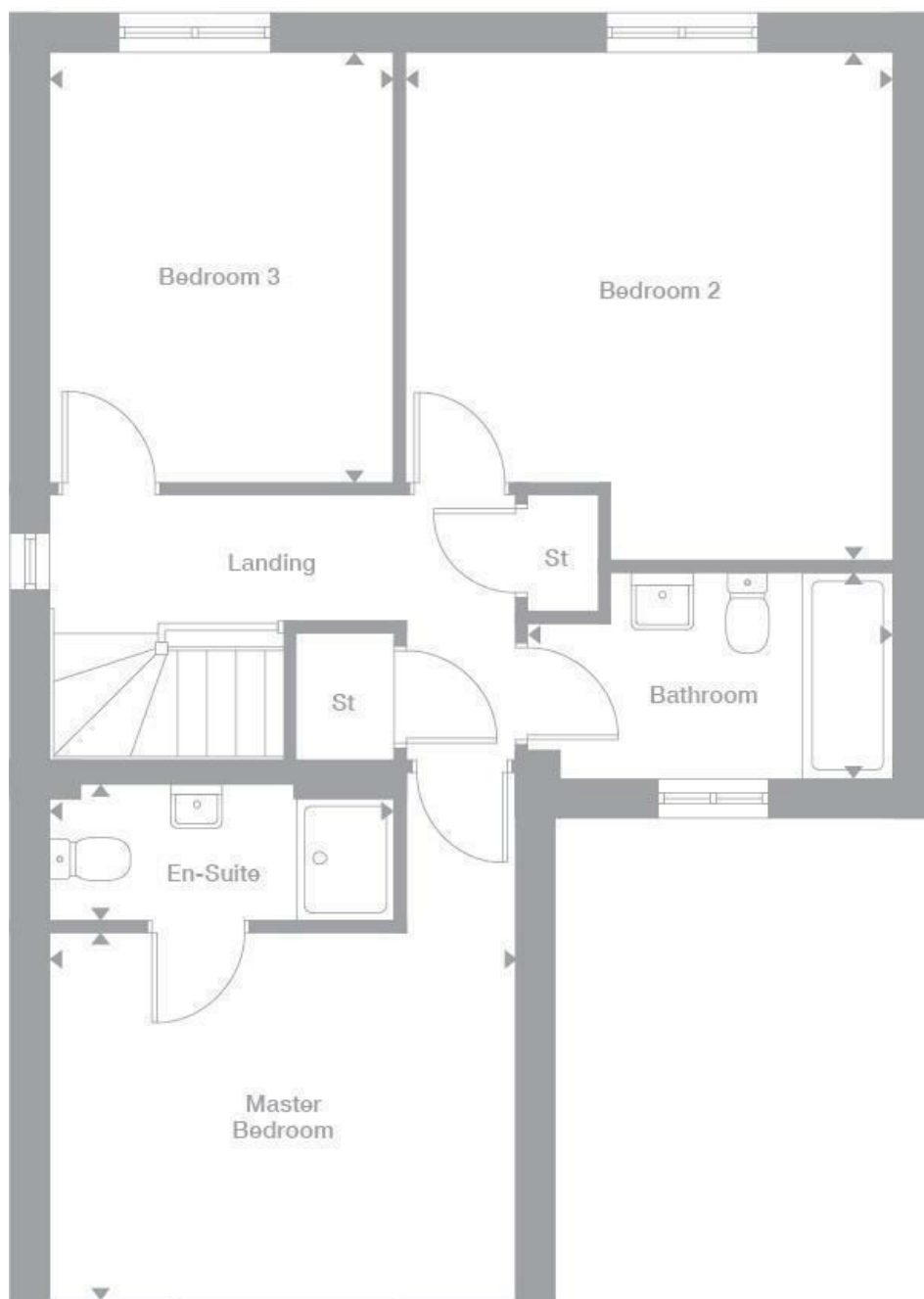
- Ground Floor
- Lounge - 3.85 x 5.257 metre
 - Dining - 1.95 x 3.692 metre
 - Kitchen - 1.852 x 3.692 metre
 - WC - 2.006 x 1.02 metre
- First Floor
- Master Bedroom - 3.85 x 3.047 metre
 - EnSuite - 2.844 x 1.117 metre
 - Bedroom 2 - 4.019 x 4.192 metre
 - Bedroom 3 - 2.838 x 3.547 metre
 - Bathroom - 3.01 x 1.7 metre

Situated in a peaceful neighbourhood, this home benefits from the tranquillity of suburban life while being just a short distance from the amenities of Boroughbridge. Residents can enjoy local shops, schools, and parks, making it an excellent location for families and individuals alike.

This house on Wren Drive is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a friendly community. Do not miss the chance to make this lovely property your new home.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive	

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