



1 Wren Drive, Milby Grange, Boroughbridge YO51 9GP

Stephensons



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Guide Price £525,000

An impressive 5 bedroom detached property, built by Miller Homes in 2021 and featuring over 1,900 sq ft of beautifully presented living space that includes a fabulous reception hall with cloakroom/wc, study, living room, stylish dining kitchen and utility room, stunning principal bedroom suite, guest bedroom with en-suite shower room, 3 further bedrooms and a family bathroom complemented by generous parking, integral double garage and a delightful rear garden.

Harrogate Borough Council - Tax Band F

Viewings via Boroughbridge Office 01423 324324



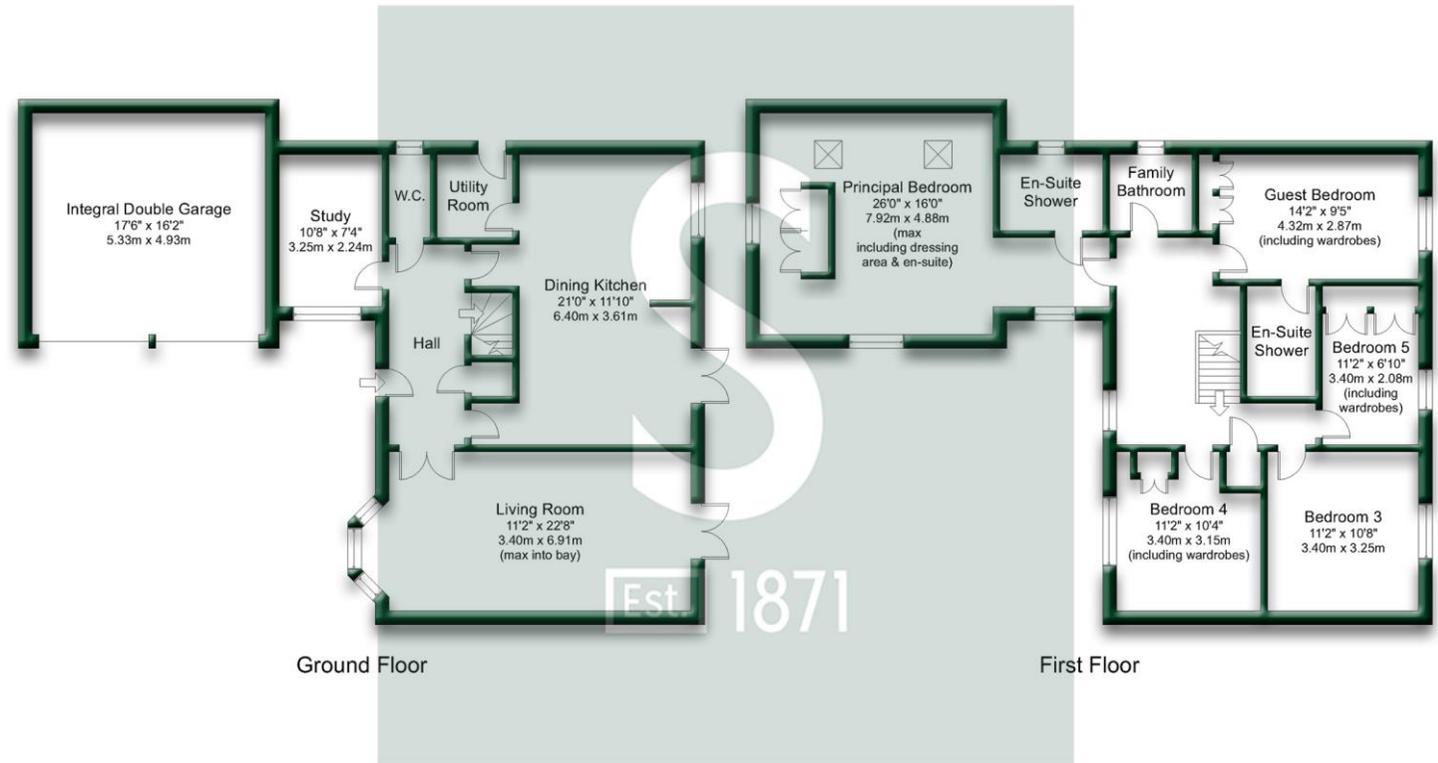
An impressive reception hall with cloakroom/wc leads off into a study, 22'8" long living room with rear garden access and a superbly appointed 21'0" long dining kitchen featuring quartz worktops, generous storage, quartz topped central island with dining bar, integrated appliances (induction hob, eye-level double oven and grill, dishwasher, fridge and freezer) complemented by further access out into the rear garden and a useful utility room leading off. The spacious first floor landing leads off into a stunning 26'0" long principal bedroom with 9'8" high vaulted ceiling, dressing area with fitted wardrobes and a stylish en-suite shower room, guest bedroom with fitted wardrobes and luxurious en-suite shower room, 3 further bedrooms (2 with fitted wardrobes) and a family bathroom.

Other internal features of note include gas fired radiator central heating, double glazing and the residue of a 10 year structural warranty.

Externally a driveway provides generous parking and access into an integral double garage (17'5"16'2") and the delightful rear garden is enclosed, mainly laid to lawn and features an extended paved seating area to 2 sides of the property.







Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 Haxby 01904 809900
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 Selby 01757 706707
 Boroughbridge 01423 324324
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Services

We have been informed by the Vendor that all mains services are connected to the property.