



Millers Close, Stratford-Upon-Avon, CV37 8QG

Offers in excess of £525,000



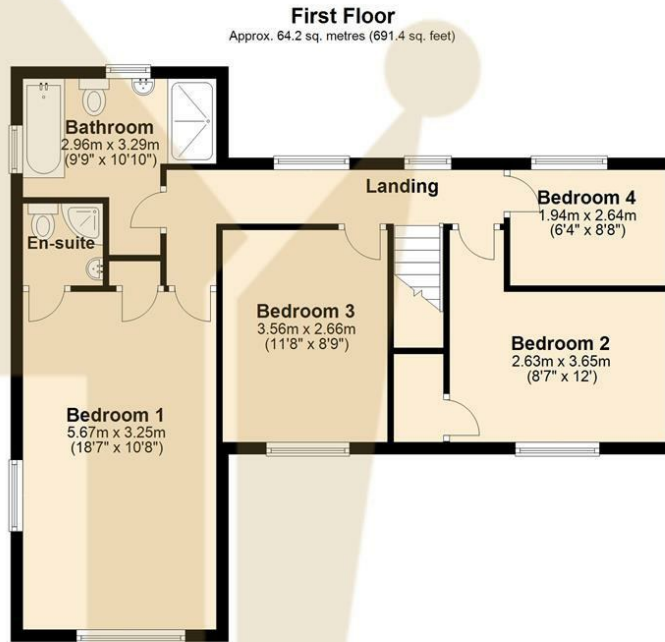
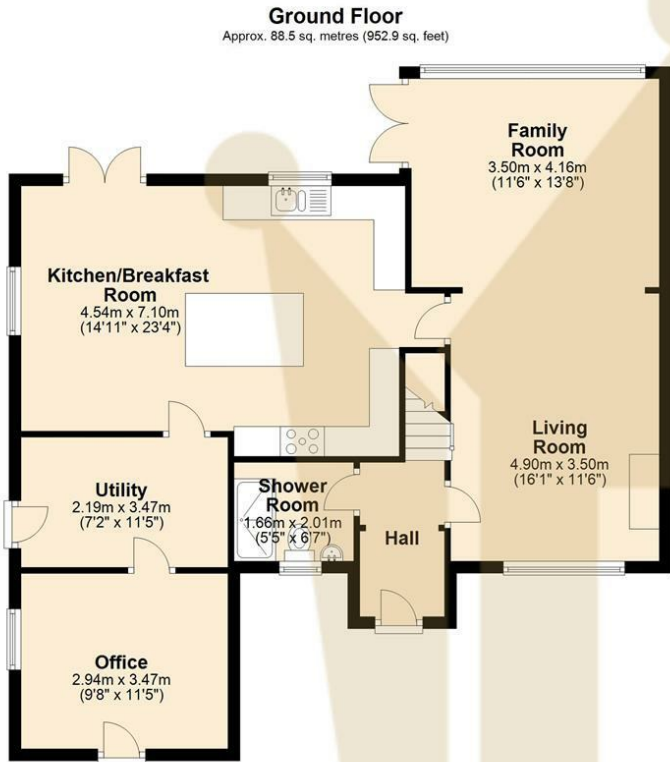
**** 1644 Square ft** EXTENDED** and well-presented family home being in the popular village of Welford on Avon, This property has a driveway to the front of the property offering ample parking, leading into the welcoming entrance hallway is doors leading to a downstairs shower room, open plan lounge/dining/family area with doors allowing access to the rear garden, through to the newly fully fitted kitchen breakfast room also having doors to the rear garden, also from there kitchen leads through to the utility room and downstairs office area. To the upstairs, there are four good-sized bedrooms, the master bedroom having an en suite and a family bathroom. To the outside is a mature private rear garden being mainly laid to lawn and a patio dining area and the front, there is a driveway and access to the main entrance and office.



| | |
|--------------------------|------------------------------|
| Hall | |
| Shower Room | 5'5 x 6'7 (1.65m x 2.01m) |
| Lounge/Diner | 16'1 x 11'6 (4.90m x 3.51m) |
| Family room | 11'6 x 13'8 (3.51m x 4.17m) |
| Kitchen breakfast | 14'11 x 23'4 (4.55m x 7.11m) |
| Utility | 7'2 x 11'5 (2.18m x 3.48m) |
| Office | 9'8 x 11'5 (2.95m x 3.48m) |
| Bedroom One | 18'7 x 10'8 (5.66m x 3.25m) |
| En suite | |
| Bedroom Two | 8'7 x 12 (2.62m x 3.66m) |
| Bedrom Three | 11'8 x 8'9 (3.56m x 2.67m) |
| Bedroom Four | 6'4 x 8'8 (1.93m x 2.64m) |
| Family bathroom | |







Total area: approx. 152.8 sq. metres (1644.3 sq. feet)



| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |