

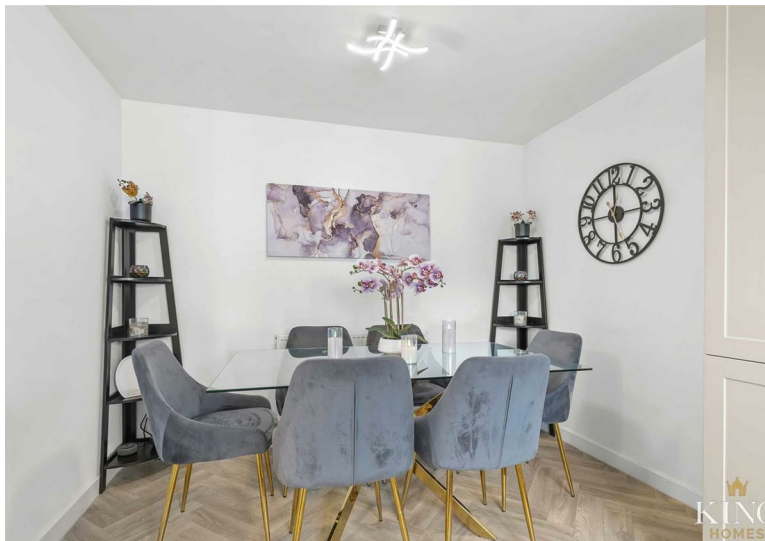


Millard Drive, Long Marston, Stratford-Upon-Avon, CV37 8DW

Guide price £350,000



**\*\* Four Bedrooms \*\* Three Storey Semi-Detached \*\* Garage \*\* Driveway Parking \*\* Modern, High-Standard Finishing Touches \*\* Occupying a pleasant position on Millard Drive in the popular village of Long Marston, this beautifully presented four-bedroom semi-detached townhouse offers spacious and versatile accommodation arranged over three floors. The property benefits from a contemporary kitchen/diner, generous living room, impressive principal bedroom suite with en-suite shower room, garage, driveway parking and an enclosed rear garden, making it an ideal home for growing families.**



Occupying a pleasant position on Millard Drive, this beautifully presented four-bedroom semi-detached townhouse offers spacious and versatile accommodation arranged over three floors. The property is approached via a driveway providing off-road parking and access to the garage, whilst a pathway leads to the front entrance.

A welcoming entrance hall provides access to the ground floor accommodation, stairs rising to the first floor and a useful guest WC. Positioned to the rear of the property, the generous living room enjoys an abundance of natural light and benefits from French doors opening directly onto the rear garden, creating an excellent space for both everyday family life and entertaining.

To the front of the property, the contemporary kitchen/diner is fitted with a range of modern wall and base units complemented by integrated appliances, generous work surfaces and ample dining space, creating a practical and sociable hub of the home.

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. Bedrooms two and three are comfortable double rooms, whilst bedroom four offers flexibility's a comfortable single room or home office. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Occupying the entire second floor, the impressive principal bedroom suite represents a particular highlight of the property. This spacious room benefits from fitted wardrobes, excellent natural light and access to a stylish en-suite shower room, creating a private retreat away from the remaining accommodation.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with a patio seating area providing an ideal space for outdoor dining and relaxation. The garden is enclosed by fencing and offers a safe and secure environment for children and pets.

Further benefits include a garage, driveway parking and the remainder of the NHBC warranty.

Combining well-proportioned accommodation, modern presentation and a desirable location, this attractive family home offers an excellent opportunity for purchasers seeking a property ready to move straight into.

#### Hall

**Living Room** 10'2" x 16'7" (3.12m x 5.07m)

**Kitchen/Diner** 15'3" x 9'8" (4.66m x 2.95m)

#### W.C

#### Landing

**Bedroom 2** 13'5" x 9'7" (4.11m x 2.94m)

**Bedroom 3** 12'0" x 9'7" (3.68m x 2.94m)

**Bedroom 4** 10'4" x 6'7" (3.16m x 2.03m)

**Bathroom** 5'2" x 6'7" (1.59m x 2.02m)

#### Second Floor

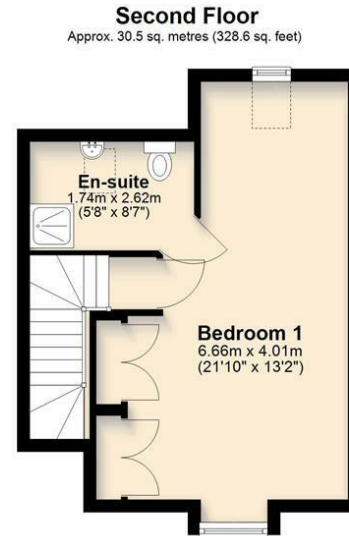
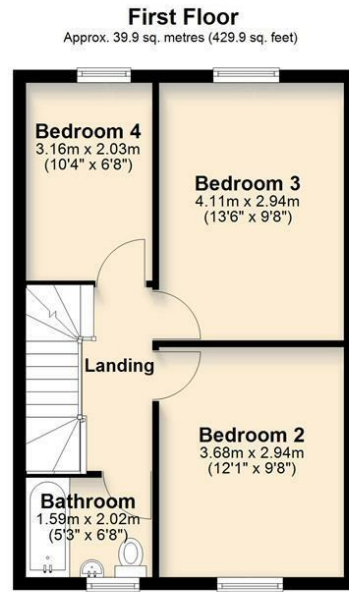
**Bedroom 1** 21'10" x 13'1" (6.66m x 4.01m)

**En-suite** 5'8" x 8'7" (1.74m x 2.62m)

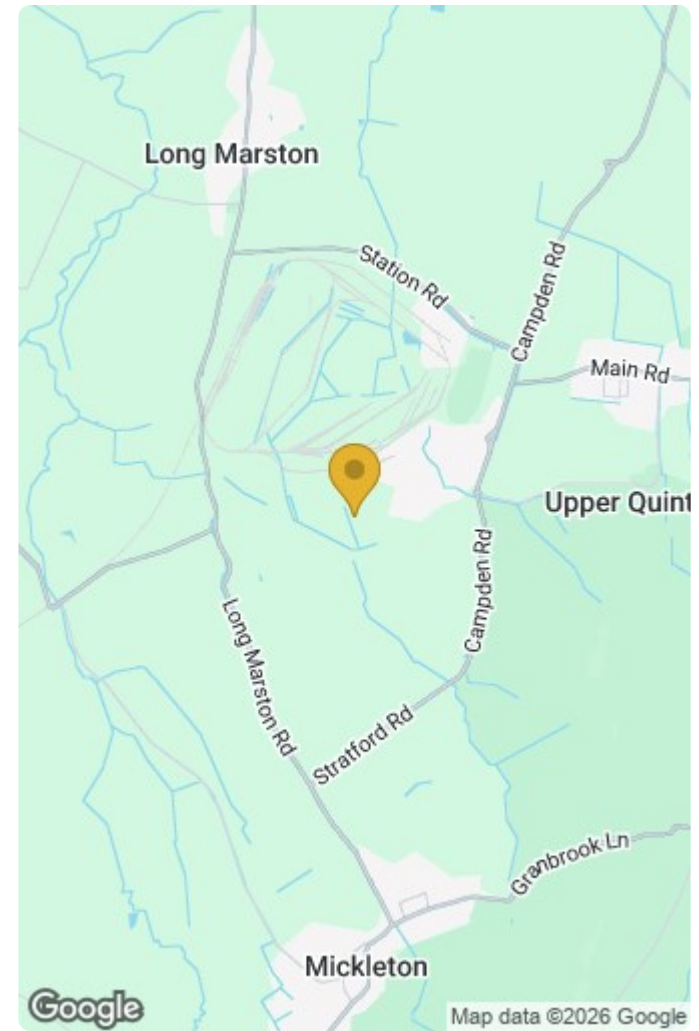
**Garage** 18'11" x 9'3" (5.79m x 2.82m)







Total area: approx. 126.7 sq. metres (1364.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		