



**Connells**

Blackhorse Drive  
Old Stratford Milton Keynes



## Property Description

Situated in the desirable village of Old Stratford, this modern four bedroom, detached family home offers spacious and versatile accommodation and is less than 10 years old, providing contemporary living throughout.

The ground floor features a welcoming entrance hallway leading to a bright and spacious living room with patio doors opening onto the rear garden, creating a perfect space for both relaxing and entertaining. The property also benefits from a generous kitchen/diner, ideal for family meals and social gatherings, along with a separate utility room for added convenience. A dedicated study provides an excellent space for home working or a quiet reading room.

Upstairs, the property offers four well proportioned bedrooms, including a master bedroom with its own ensuite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the home enjoys a generous rear garden, perfect for outdoor dining, gardening, or family activities. The property also includes a single garage and driveway parking.

This attractive and well maintained home would make an ideal purchase for families looking for modern living in a sought after location.

## Entrance Hall

Welcoming entrance hallway with lined flooring and a radiator, providing access to all ground floor rooms and a convenient WC/cloakroom.

## Lounge

17' 8" x 10' 11" ( 5.38m x 3.33m )

A bright and spacious reception room featuring wooden laminate flooring, with a window to the front aspect and patio doors providing access to the rear garden.

## Kitchen/Diner

21' 11" x 10' ( 6.68m x 3.05m )

Fitted with a range of wall and base units with complimentary work surfaces, incorporating an integrated oven and additional built in appliances. The room benefits from a tiled floor, a window to the side aspect and two windows to the rear providing plenty of natural light.

## Utility

7' 1" x 6' 7" ( 2.16m x 2.01m )

Fitted with a range of wall units providing useful storage space, with a window to the side aspect allowing natural light. A door provides convenient access to the rear garden.

## Office

9' 11" x 9' ( 3.02m x 2.74m )

A bright and versatile office space featuring wooden laminate flooring, two windows to the side aspect allowing plenty of natural light, and two double radiators.

## Master Bedroom

17' 8" x 9' 1" ( 5.38m x 2.77m )

Accessed from the first floor, this well

proportioned bedroom features carpeted flooring, a radiator and two windows to the side aspect allowing plenty of natural light. The room also benefits from access to a private en suite.

### Ensuite Shower Room

8' 8" x 5' 3" ( 2.64m x 1.60m )

Fitted with a single shower, with tiled splash back to the walls. The room also benefits from a radiator and a window to the side aspect providing natural light and ventilation.

### Bedroom 2

13' 4" x 9' ( 4.06m x 2.74m )

A well proportioned bedroom featuring hardwood flooring, a radiator, and a window to the side aspect allowing natural light.

### Bedroom 3

10' 1" x 9' 5" ( 3.07m x 2.87m )

A good sized bedroom offering a versatile space, with a window to side aspect providing natural light and a radiator.

### Bedroom 4

10' 1" x 8' ( 3.07m x 2.44m )

With access from the first floor, a well sized bedroom offering flexible accommodation and a radiator.

### Bathroom

8' x 6' 4" ( 2.44m x 1.93m )

Located on the first floor, the bathroom is fitted with a bath and benefits from tiled walls and floor. A window to the side aspect provides natural light, and a radiator completes the room.

### Garage

19' 4" x 9' 9" ( 5.89m x 2.97m )

Single garage providing useful storage and a driveway parking space available to the front.

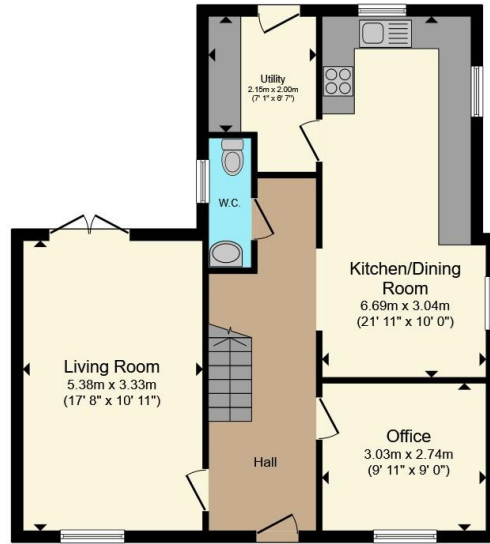
### Garden

Mainly laid to lawn with patio area. Bigger than average garden wrapping round the rear and side.

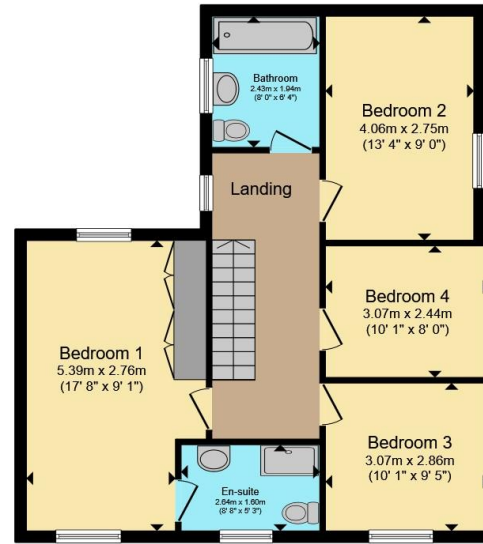




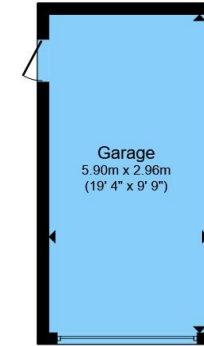




**Ground Floor**



**First Floor**



**Garage**

Total floor area 149.9 m<sup>2</sup> (1,613 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: F

Tenure: Freehold

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