



# Kennedys

3 Bedroom Semi-Detached for Sale - Offers Over £450,000

Park Lane, Snitterfield, CV37 0LT



## KEY FEATURES

- Village Location • 3 Bedrooms • 3 Reception Rooms • Large Rear Garden • Driveway Parking for up to 5 Cars • Downstairs WC • Wood-Burning Stove • Utility Room • EV Charging Point

## Description

Set within the desirable village of Snitterfield, this attractive three-bedroom semi-detached house offers a lovely balance of characterful features and practical living space, with a generous garden and ample parking.

The ground floor begins with a welcoming hallway that leads through to a series of versatile and beautifully arranged rooms. To the front of the property is a snug - an inviting space perfect for reading, hobbies or simply unwinding with a cup of tea. This room adds real flexibility to the layout and could easily serve as a home office, playroom or cosy TV den.

The main lounge is a warm and comfortable space, centred around a wood-burning stove and finished with a charming window seat overlooking the front garden - an ideal spot for relaxing with a book. At the rear of the house is a spacious kitchen/diner with integrated appliances and French doors opening directly to the garden, offering a lovely flow for indoor/outdoor entertaining and family life. Adjoining this is a large utility room, currently also used as a study, which has a separate door out to the garden - particularly useful for muddy boots, pets or working from home. A downstairs WC completes the ground floor accommodation.

Upstairs, there are three double bedrooms. Bedroom 1 enjoys a peaceful rear outlook, Bedroom 2 is a bright and airy dual-aspect room, while Bedroom 3, located at the front, is slightly smaller but still a comfortable double. The family bathroom is well-appointed with a bath, a separate shower cubicle, WC and basin.

Outside, the rear garden is a real feature - generous in size and thoughtfully arranged. A large patio provides a lovely space for summer dining or evening drinks, while the rest is laid to lawn with plenty of room for children to play or for gardeners to enjoy. At the front, a smart block-paved driveway offers parking for up to five cars and an EV charging point.

Snitterfield is a thriving village with a strong sense of community, surrounded by beautiful Warwickshire countryside. The village itself benefits from a well-regarded primary school, local shop, pub, and a popular farm shop and café. Stratford-upon-Avon is just a short drive away, offering a wide range of amenities, schooling options, and transport links, including rail services and easy access to the M40. This is a superb opportunity to enjoy village living without compromising on space or convenience.

### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.





