



2 Bed

Bungalow - Detached
located in Snitterfield

20A Duttons Close
Snitterfield
Stratford-Upon-Avon
CV37 0JR


MARGETTS
ESTABLISHED 1806

Price Guide £390,000

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A newly constructed, uniquely architecturally designed, detached bungalow, providing spacious and stylish accommodation in a flexible layout, offering two double bedrooms, each with their own en suite facility, study or occasional bedroom three, modern air source heat pump, providing the heating. The property is well worth a personal visit.

Front door with double glazed side windows, open into the

STUNNING RECEPTION HALL

possibly large enough to be a dining hall or sitting area, boasting large double glazed windows, down lighters, beautiful polished wood effect flooring, large skylight, and door opening to

AIRING CUPBOARD

housing the hot water cylinder.

LARGE STORAGE CUPBOARD

CLOAKROOM

with white suite, low-level WC with concealed cistern, wash hand basin with mixer tap, and drawer, polished wood effect flooring, down lighters and extractor fan.

LIVING ROOM

14'0" x 11'10"

Again featuring polished wood effect flooring, two BT open reach points, plenty of power points, television aerial point, and sliding patio doors opening to the patio.

MAGNIFICENT DINING KITCHEN

13'10" x 15'4"

with modern work surfacing extending around the room in an L shape incorporating the four ring induction electric hob and one and a quarter bowl, single drainer sink with mixer tap. Comprehensive range of base units incorporating the integrated full size dishwasher, tall larder cupboard providing storage and also incorporating the microwave and separate electric oven, integrated larder style, fridge/freezer, and range of eye level wall cupboards with under unit lighting, cooker hood, integrated washing machine and separate integrated tumble dryer, tiled floor and downlights, with obscured double glazed door and window to the side and further sliding patio doors opening onto the rear patio.

MASTER BEDROOM

11'11" x 11'10"

with power point, TV point, and double glazed front window.

LUXURY ENSUITE BATHROOM

with white suite panel bath with mixer tap and adjustable shower and rain shower over, shower screen, wash hand basin, with mixer tap, and drawers beneath, low-level WC, large tiled areas, extractor fan, heated towel rail, and downlights. and double glazed window.



BEDROOM TWO REAR

11'5" x 8'10"

featuring sliding double glazed patio doors opening onto the rear patio, power point and TV point.

BEAUTIFUL ENSUITE SHOWER ROOM

with double shower cubicle, fully tiled with rain shower and adjustable shower and screen, wash hand basin with mixed tap and drawers beneath, low level WC, heated towel rail, tiled floor and part tiled walls, double glazed window and extractor fan.

STUDY

7'8" x 6'1" max reducing to 4'5"

Study, with telephone point, power point and obscured double glazed window.



OUTSIDE

Gates open to a large driveway providing parking and giving access to



LANDSCAPED GARDEN

which enjoys lawned areas and crescent shaped path leading to a large patio area.

TO THE REAR OF THE PROPERTY

there is also a further patio area.

LARGE TIMBER GARDEN SHED

AIR SOURCE HEAT PUMP

AGENTS NOTES

The property enjoys some external lighting and a cold water tap.

GENERAL INFORMATION

We believe the property to be freehold.

We believe all main services are connected except gas.

Council Tax Band D.

Local Authority: Stratford-upon-Avon District Council.

Viewings are strictly by prior appointment through the agents.

ADDITIONAL INFORMATION

PLEASE NOTE THE PROPERTY IS A PROBATE SALE AND WE CANNOT EXCHANGE CONTRACTS UNTIL PROBATE HAS BEEN GRANTED AND IT IS POSSIBLE THAT THIS WILL NOT BE BEFORE JUNE 2024.





**20A Duttons Close, Snitterfield, Stratford-Upon-Avon,
CV37 0JP**



Ground Floor

Approx. 90.6 sq. metres (974.8 sq. feet)



Total area: approx. 90.6 sq. metres (974.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 97 |
| (81-91) B | | 86 | |
| (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 | |

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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