



Bell Lane, Snitterfield, Stratford-upon-avon, CV37 0JU

Guide Price £550,000

**Hawking
& Patterson**



Quietly situated, good sized 3 bedroom bungalow in the heart of the Village. With ample parking and a private garden. Offered with no upward chain. Snitterfield is surrounded by beautiful countryside and provides facilities that many villages now lack. It also has mains gas which makes for an easier life.

APPROACH

Number three is one of four homes on a small side cul de sac off Bell Lane. The property has additional parking & garden opposite the brick block driveway with lawn to one side.

PORCH

Double glazed door & side windows Tiled floor. Door into,

UTILITY / WC

Again with a tiled floor. Sink & drainer with mixer tap. Worktop, plumbing below for a washing machine. Low flush WC. Down lights. door into,

GARAGE

With up & over door. Roof storage. Power & lighting.

"L" SHAPED HALLWAY

The cloaks cupboard. Doors, in order,

BATHROOM

Tiled floor. part enclosed bath with mixer tap & hand held shower. Fully tiled separate shower with glass entry door. Full width vanity unit with cupboards & drawers below. Part recessed wash basin. Dual flush WC & adjacent bidet. Radiator & towel rail.

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BEDROOM ONE (rear)

Maybe the principal bedroom? A lovely room with French door & side windows out to the patio & garden.

BEDROOM TWO (side)

Two double & one three quarter size fitted wardrobes.

BEDROOM THREE (rear)

Wide three quarter height picture window overlooking the garden.

DINING ROOM (front)

Again wide three quarter height picture window to make the most of the delightful outlook.

BREAKFAST KITCHEN

Tiled floor. Shallow bow window with further side window & half glazed sided door. Fitted with an extensive range of fitted units which provide base cupboards & drawers. Laminate worktop with tiled splashback. Inset sink & drainer with mixer tap. Recess with plumbing for a dishwasher, Inset halogen hob with stainless steel cooker hood above, adjacent oven. Space for a fridge/freezer. Cupboard housing Worcester combination gas boiler.





LIVING ROOM

A superbly proportioned room featuring central chimney breast with brick fire surround under Oak mantel. Dual height flagstone hearth housing recessed gas, coal effect stove. Full width picture window & French door into,

CONSERVATORY

Quarter height brickwork surmounted by double glazed windows & vaulted glass roof. Double French doors out to the garden.

GARDEN

Full width patio. Low ornamental wall with extensive lawn beyond. This mature garden is well stocked with evergreen trees & shrubs. Painted Summer House & timber garden shed. Gated side access.



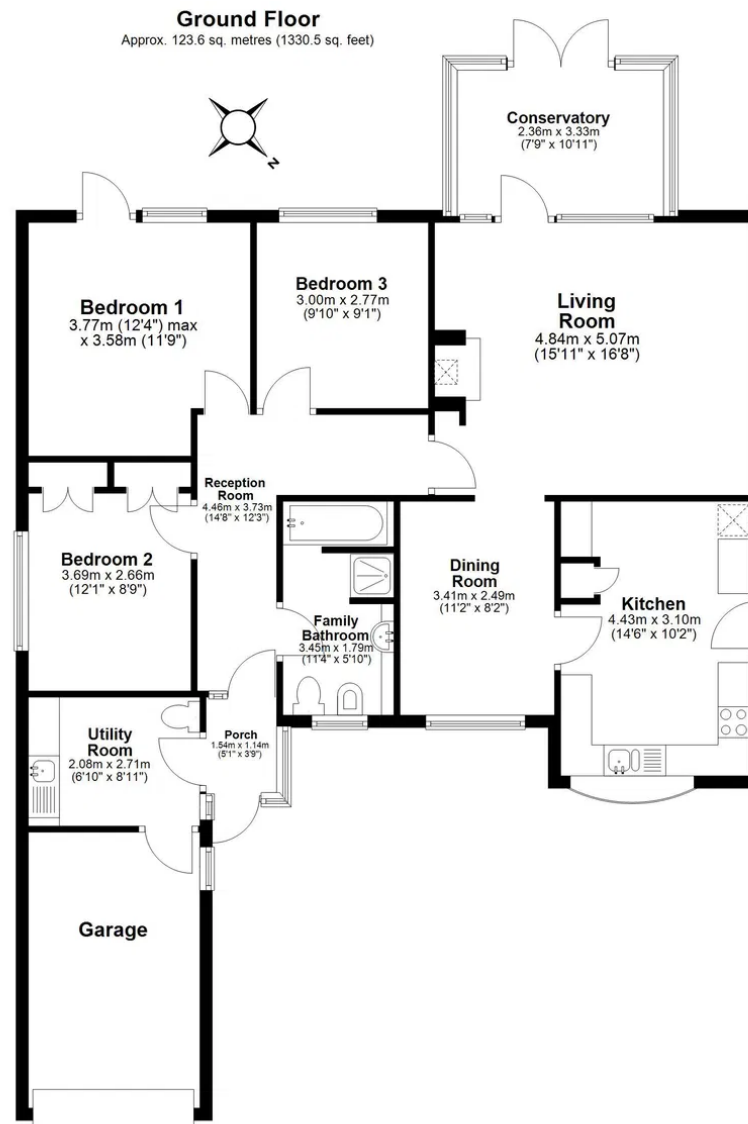
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Snitterfield is a popular village location, providing everything from a primary school and well-stocked village shop to a friendly local pub. History books show that there has been a school in the village of Snitterfield since as long ago as 1682 and the school is very proud of its heritage. The miles of rolling countryside around The Roundelay Collection provide the ideal location for outdoor pursuits. The 625-mile Monarch's Way walking trail runs through the collection, the route which was used by King Charles II when he was defeated in the Battle of Worcester, connects The Midlands, The Cotswolds, The Medips and The Downs. The village itself also has its own sports club, with activities ranging from bowling and snooker to football, tennis and cricket. Stratford Oaks Golf Club is nearby, as are the beautiful Arden Lakes, which are ideal for those who enjoy angling.

Stratford-Upon-Avon is just 3.9 miles away and is home to The Royal Shakespeare Theatre, Stratford PlayHouse and several other theatres providing entertainment for those who love the arts, while the town is also home to the Michelin-starred restaurant Salt. Only a couple of miles further away, the historic town of Warwick is home to the magnificent Warwick Castle, along with a huge selection of antique shops, while Royal Leamington Spa offers the ultimate shopping destination, with retailers including Oliver Bonas, Mint Velvet, Space NK and Marks and Spencer.





Total area: approx. 123.6 sq. metres (1330.5 sq. feet)

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