



Highfield Close, Snitterfield

Guide Price £450,000

**Hawkins
Patterson &**



A well cared for, traditional three bedroom semi detached home in the heart of this consistently popular village. Slightly extended but offering the prospect of significant further development if required? Ready to move straight into.

FORE GARDEN

The house sits discreetly behind a mature privet hedge. With brick block driveway and additional gravelled parking with lawn beyond. Ornate Oak storm canopy with lighting. Composite front door opens into,

RECEPTION LOBBY

With direct flight staircase. White panelled doors into,

LIVING ROOM

A bright & attractive dual aspect room with french doors at the rear out to the patio & garden. Featuring a central chimney breast with brick back & tiled hearth. Coving.

DINING ROOM

With wide plank wood laminate flooring. Wide front picture window.

GALLEY KITCHEN

Beautifully appointed with an extensive range of high gloss laminate base cupboards, drawers & wall cupboards. Solid wood butchers block worktops. Inset halogen hob with oven below. Space for fridge/freezer. Stainless steel one & a quarter sink and drainer below rear window.

GUESTS WC

Fully tiled with low flush WC. Vanity unit with part recessed wash basin with mixer tap. Obscure glazed window.

UTILITY ROOM

With a tiled floor. Laminate worktop with plumbing below for a washing machine. .







STUDY / HOME OFFICE

With wide picture window overlooking the drive & front garden.

REAR LOBBY

A large practical space, particularly in the winter. Side passage to the front, with doors at either end.

WORKSHOP / HOBBIES ROOM

For many this room is "THE" reason to buy this house. Power, lighting & electric panel heater.

GARDEN STORE

Keep garden furniture, bikes or whatever you choose.

ON THE FIRST FLOOR

BEDROOM ONE (front)

A double bedroom with large over stairs walk in airing cupboard which also houses the gas boiler. Shelving & lighting.

BEDROOM TWO (front)

Double bedroom.

BEDROOM THREE (rear)

Currently used as a walk in wardrobe / dressing room.



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BATHROOM

The room is tiled to half wall height & provides a white suite providing bath. separate shower cubicle with glass door entry, electric shower fitment. Vanity unit with part recessed wash basin. Dual flush WC. Rear window.

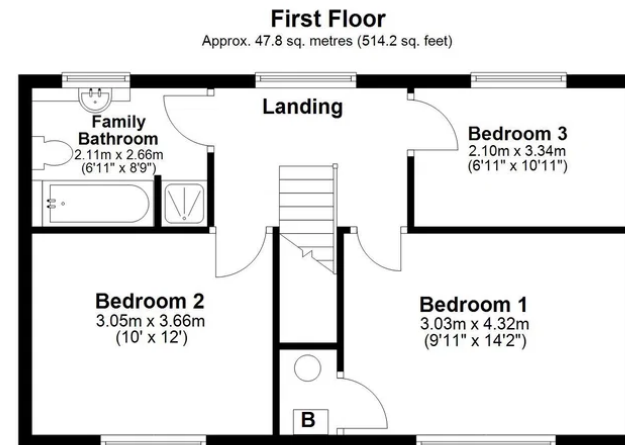
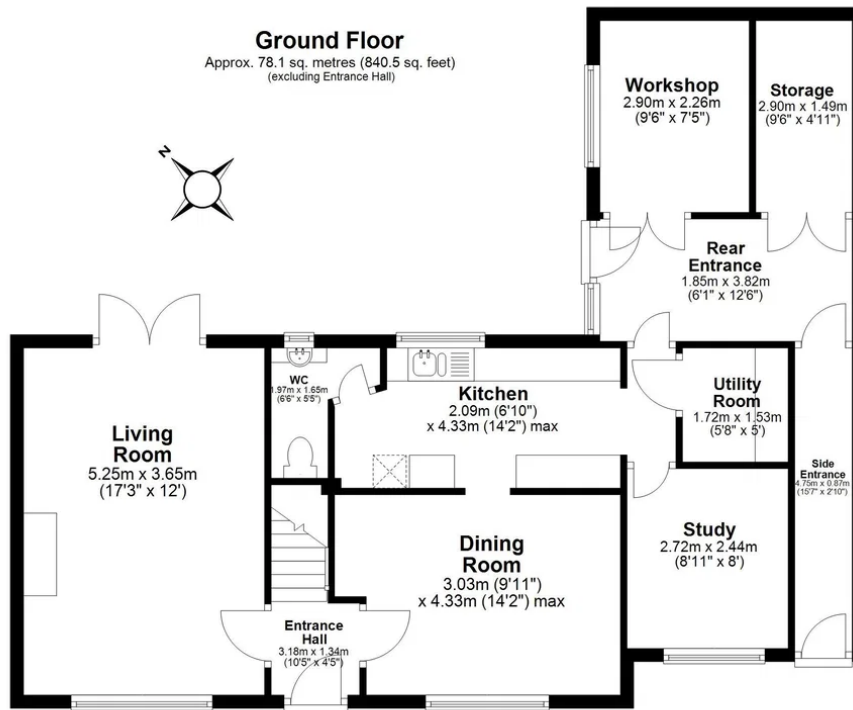
SECURE GARDEN

Fully enclosed within mature mixed hedging and panel fencing. Full width patio. laid mainly to lawn. Ornamental lighting & cold water tap.

LOCATION

Snitterfield is a much sought after Warwickshire village set amidst most attractive open countryside yet only some three miles from Stratford-upon-Avon with its superb range of shopping, social and recreational amenities, coffee houses and restaurants, theatres and historic Shakespeare properties. The village enjoys good local facilities including general stores, farm shop, inn, dentist and children's nursery, primary school, golf course, a new sports and social club and church. Larger towns and places of interest within easy reach include Warwick/ Leamington Spa, Solihull, Alcester and the north Cotswolds. The M40 motorway (J15) and Warwick Parkway station are located within a 10 minute drive.





Total area: approx. 125.9 sq. metres (1354.8 sq. feet)

Hawkins & Patterson

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