



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

£650,000

**Hawkins & Patterson**  
ESTATE AGENTS



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

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.

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### APPROACH

Number three is one of five 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.







### **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

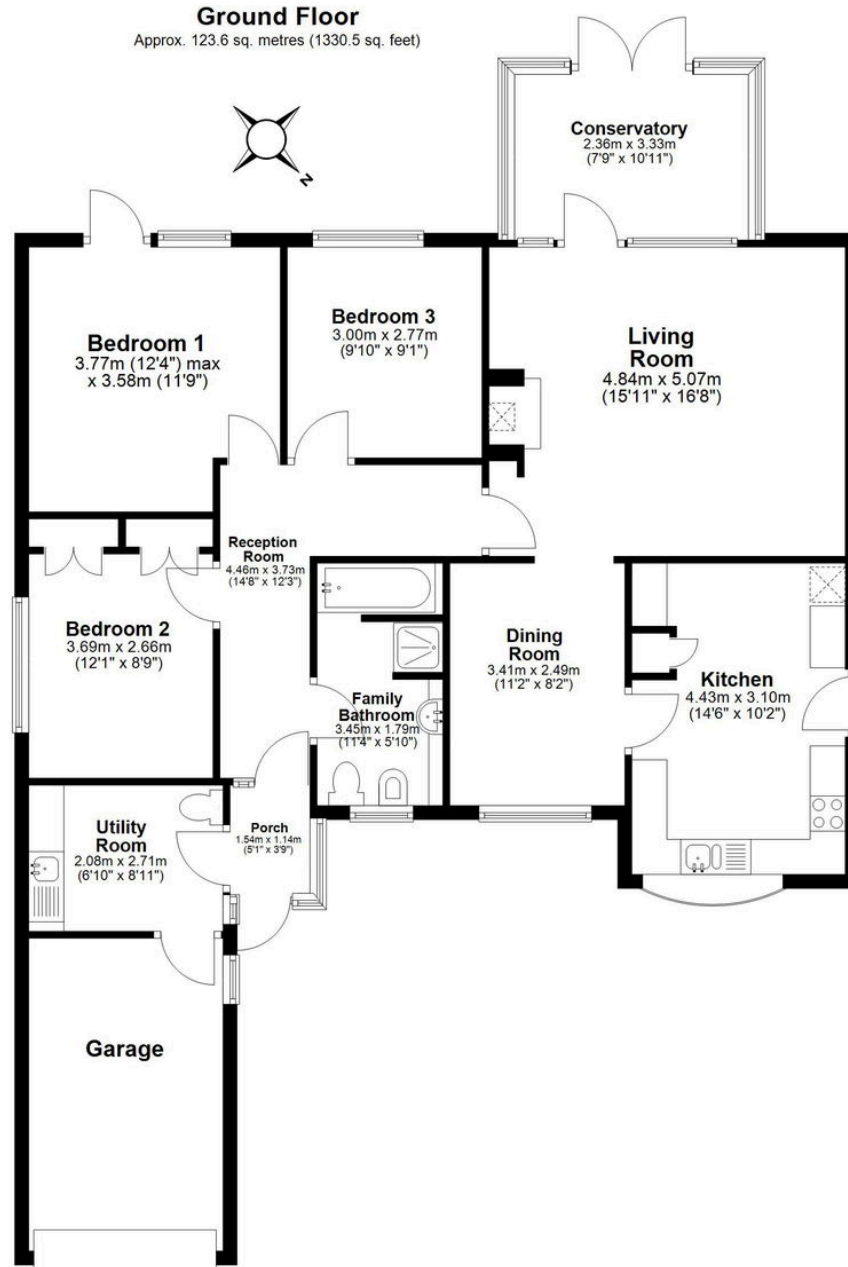
Full width patio. Low ornamental wall with extensive lawn beyond. This mature garden is well stocked with evergreen trees & shrubs. Painted Summer House & timber garden shed. Gated side access.





## Ground Floor

Approx. 123.6 sq. metres (1330.5 sq. feet)



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