




EDWARDS
ESTABLISHED 2007

**HALES CLOSE
STRATFORD-UPON-AVON CV37 0JT**

FOR STARTERS



GUIDE PRICE
£325,000

MAIN COURSE

Beautifully Refurbished Three Bedroom Village Home | Prime Snitterfield Location | Immaculate Throughout

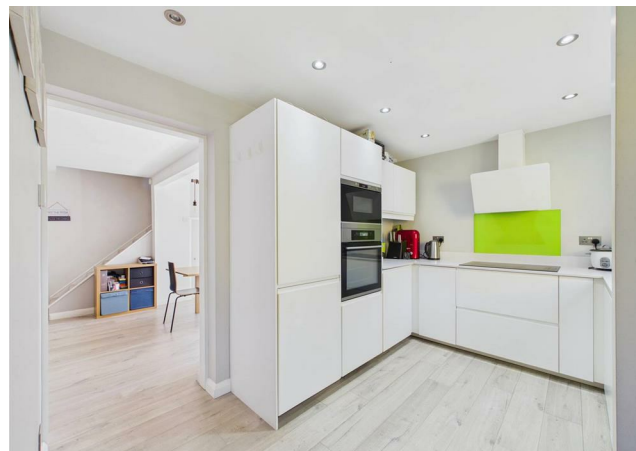
This beautifully presented three-bedroom family home offers an exceptional standard of accommodation throughout, combining contemporary styling with a peaceful village setting. Located in the highly sought-after Warwickshire village of Snitterfield, this immaculate home must be viewed internally to be fully appreciated.

Upon entering the property, you are immediately welcomed by the stunning, high-specification kitchen, which forms the heart of the home. The kitchen features an extensive range of white high-gloss fitted units complemented by elegant white quartz worktops and a selection of high-end integrated appliances. Additional benefits include underfloor heating and attractive views from the window overlooking the park. A useful utility room/cloakroom with WC is conveniently located off the kitchen.

The dining room flows seamlessly from the kitchen, creating an ideal space for entertaining. This bright and airy room benefits from an open staircase rising to the first floor and French doors leading to a side garden area, allowing natural light to flood the space.

To the rear of the property, the generously sized sitting room offers a relaxing living space with a large window overlooking the garden. Leading off the sitting room is a small conservatory with direct access to the garden. This versatile space could be used as an additional reception area, garden room, or for practical storage, while enjoying pleasant views over the garden.

The first floor continues the home's neutral and tasteful presentation. All




three bedrooms are well-proportioned and beautifully appointed, with the principal bedroom benefiting from large fitted wardrobes. The family bathroom has been recently refurbished to a high standard, featuring stylish and contemporary fittings.

Externally, the gardens wrap around three sides of the property and are a real highlight, offering both privacy and versatility. The rear garden has been thoughtfully designed for low maintenance, currently featuring a raised decked seating area with the remainder paved, creating an ideal space for outdoor entertaining and relaxation. To the front, the property enjoys open views towards the cricket club and park. Positioned on a quiet no-through road, the home benefits from a peaceful setting, while parking is available in large bays on the main Wolverton Road.


This is a rare opportunity to acquire a high-calibre family home in one of Warwickshire's most desirable villages. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.


KEY INGREDIENTS

 Tenure
Freehold

 Council Tax
Band - C

 EPC
Band - D

 South West Facing

 Mains Gas, Electric,
Water, Drainage

 Gas Central Heating

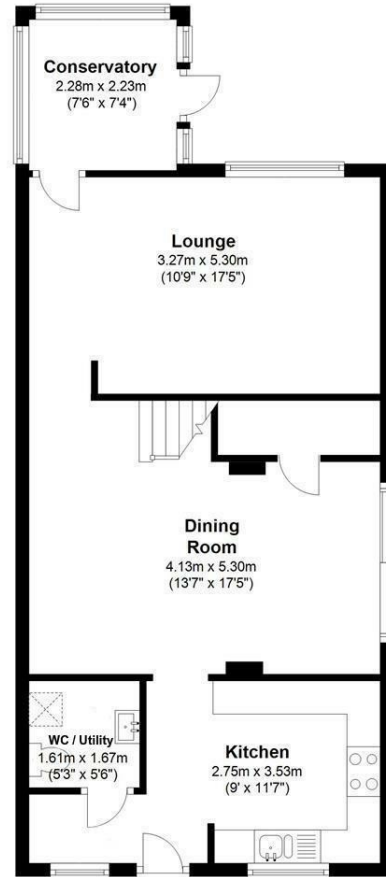

Snitterfield Primary

WHY NOT TAKE
A LOOK INSIDE?
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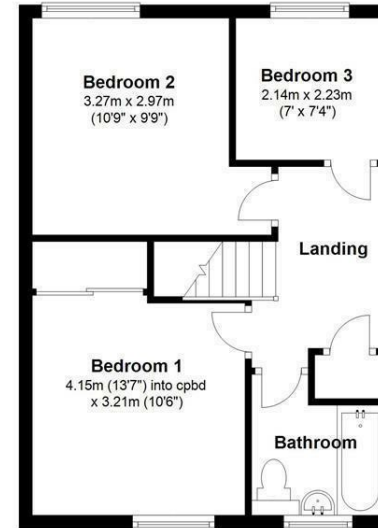
Ground Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 100.0 sq. metres (1075.9 sq. feet)

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