



BELL LANE

BYFIELD NN11 6US

GUIDE PRICE £400,000
FREEHOLD

At the heart of the sought-after village of Byfield sits this spacious and versatile four-bedroom semi-detached 1700's cottage. Offering generous living space and flexible accommodation, it's perfectly suited for modern family life. With excellent road links, local amenities, and a welcoming community on your doorstep, this charming property is ready to become the ideal home for its next owners.

BELL LANE

- Characterful Home
- Village

Location • Enclosed Rear Garden • Substantial

Loft Space • Local Amenities Nearby • Four

Bedrooms • Two Bathrooms • Versatile Home



At the heart of the sought-after village of Byfield sits this spacious and versatile four-bedroom semi-detached 1700's cottage. Offering generous living space and flexible accommodation, it's perfectly suited for modern family life. With excellent road links, local amenities, and a welcoming community on your doorstep, this charming property is ready to become the ideal home for its next owners.

Ground Floor:

-Upon entering the property, you are greeted by a welcoming entrance hall, providing access to all the main rooms of the home.

-At the heart of the home lies the open-plan lounge and dining area, offering generous space for both relaxing and entertaining. This versatile room boasts two fireplaces, including a striking inglenook with wood-burning stove and a window seat adding warmth and charm. Characterful features throughout enhance the appeal of this inviting living space.

-Towards the rear of the home is the fully fitted kitchen, offering a range of wall and base units and space for freestanding appliances. From here, a door leads directly out to the rear garden, making it both practical and convenient.

-The ground floor accommodation is further enhanced by a versatile fourth bedroom, benefiting from its own en suite shower room complete with a shower over the bath.

-The ground floor accommodation also benefits from a convenient guest W/C and a useful understairs storage cupboard.

First Floor:

-The main bedroom is a generously sized double, enjoying views over the rear garden and benefitting from built-in storage.

-Bedrooms Two and Three are further double rooms, offering ample space and flexibility.

-The family bathroom is conveniently located close to all upstairs bedrooms and features a fully tiled suite with a shower over the bath. It also provides access to a versatile dressing room, adding both functionality and convenience.

Garden, Exterior & Further Property Information:

-Outside, the property enjoys an enclosed rear garden, predominantly laid to lawn with established borders. This space extends to a second garden area, offering the perfect setting for an allotment or additional outdoor activities.

- The property benefits from a substantial boarded loft that covers the entire footprint of the original building, providing an ample amount of storage.

-This attractive property is further enhanced by gas central heating and double glazing throughout.

Important Property Information:

Tenure: Freehold

EPC: D

Local Authority: Stratford On Avon District Council

Council Tax Band: D

Disclaimer



BELL LANE





Total area: approx. 130.3 sq. metres (1403.0 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk