



## 10 Hoopers Close Leigh Sinton, WR13 5DX

Located within the well served village of Leigh Sinton, this three bedroom semi detached home in brief offers; entrance hall, living room, kitchen dining room, rear lobby with WC and store room. To the first floor there are three bedrooms and bathroom. The property further enjoys gas CH, double glazing and front and rear gardens. Offered for sale with no onward chain.

**£265,000**

# 10 Hoopers Close

## Leigh Sinton, WR13 5DX



### Entrance Hall

A part glazed door opens in to the Entrance Hall. With doors off to the Living Room and Kitchen Dining Room. Radiator, double glazed window to the side aspect and stairs rise to the First Floor.

### Living Room

12'9" x 12'9" (3.9m x 3.9m)

Double glazed picture window to the front aspect, radiator and tiled fireplace with electric fire.

### Kitchen Dining Room

19'1" x 9'2" (5.83m x 2.80m)

Comprehensively fitted with a range of cream fronted base and eye level units incorporating glazed display cabinets and full height units. Integrated washing machine, dishwasher and electric oven with four burner gas hob, stainless steel splashback and extractor hood above. 'Maia' working surfaces, 1.5 bowl composite sink unit with mixer tap, radiator and double glazed windows to the side and rear aspects. From the kitchen a door leads to the Rear Lobby.

### Rear Lobby

With double glazed door to the side aspect and a further double glazed stable door to the rear garden. Latched doors lead to the WC Store Room

### Store Room

Double glazed window to the rear aspect, light and power.

### WC

Fitted with a white low level WC, radiator and obscured double glazed window to the rear aspect.

### First Floor

From the Entrance Hall, stairs rise to the First Floor. With doors off to all Bedrooms and Bathroom. Door to a storage cupboard housing slatted shelving. Double glazed window to the side aspect and access to loft space via hatch.

### Bedroom One

11'5" x 9'10" (3.5m x 3m)

Built in double wardrobe, double radiator and double glazed window to the front aspect with views towards the Malvern Hills.

### Bedroom Two

10'5" x 9'6" (3.2m x 2.9m)

Double glazed window to to the rear aspect, overlooking the rear garden. Built-in triple wardrobe and a further cupboard housing 'Vaillant' gas central heating boiler. Radiator.

### Bedroom Three

8'6" x 7'10" (2.6m x 2.4m)

Double glazed window to the front aspect with views towards the Malvern Hills. Radiator and a storage cupboard has been constructed upon the bulk head of the staircase.

### Bathroom

Fitted with a white suite comprising panelled bath with mains shower over and glazed screen, vanity wash hand basin with storage cupboard below and illuminated mirror over, low level WC. Double glazed windows to side and rear, radiator.

### Outside

The garden to the front of the property is predominantly laid to lawn behind a picket fence and gate with flagstone path leading to the Entrance door and continuing to the side of the house.

Gated side access leads to the generous rear garden which is primarily lawned.

### Directions

From our Malvern office proceed to Link Top bearing left onto Newtown Road, following the signs for Leigh Sinton. Proceed ahead and at the T junction with the A4103 turn right for Worcester. Take the next right and first left into Hoopers Close.

### Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

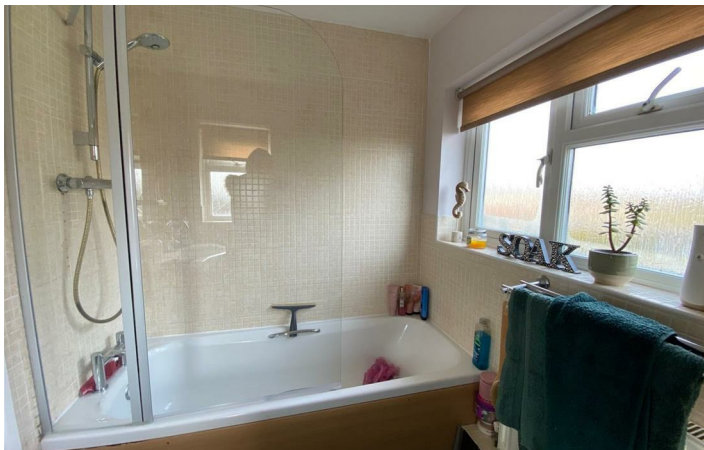
### Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement





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