

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS MODERN DETACHED PROPERTY, AN IDEAL FAMILY HOME SITUATED IN RYALL WHICH CLOSELY NEIGHBOURS THE HISTORIC TOWN OF UPTON-UPON-SEVERN OFFERING A VERSATILE THREE BEDROOM ACCOMMODATION WITH ADDITIONAL RECEPTION ROOMS. DELIGHTFUL RECENTLY LANDSCAPED GARDENS, GENEROUS OFF ROAD PARKING AND DETACHED GARAGE. EPC D.**

## Dingle Dell - Guide Price £550,000

Ryall Meadow, Ryall, Upton Upon Severn, Worcestershire, WR8 0PJ

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# Dingle Dell

## Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.

## Property Description

Dingle Dell is a well presented modern detached property situated in Ryall, a quite residential village near the historic town of Upton-Upon-Severn. The Property benefits from Double Glazing and an Oil Central Heating System throughout.

The versatile accommodation comprises of a Lounge, Study, Conservatory, Kitchen/ Breakfast room, Dining Room, three bedrooms one with an en-suite and a separate family bathroom. The Property is encircled by an established mature hedge and sizeable recently landscaped gardens. A driveway provides generous off road parking and from it spreads out into neat pathways tying the property together and leading to the UPVC front door opening into the porch/ entrance hallway.

## Front Porch

Half brick half glazed panels on each side. Ceiling light point. Single radiator and tiled floor. Opaque side panel and glazed door into:

## Entrance Hallway

Ceiling light point. Glazed window to front aspect. Single radiator. Stairway leading to first floor landing. Three glazed doors off to:

## Lounge/ Sitting Room 5.14m (16ft 7in) Maximum x 4.03m (13ft) Maximum

Two Ceiling light points. Four Wall light points. Large double radiator. Aesthetic modern fireplace with marble surround and hearth encompassing a multifuel stove. Large window to front aspect. Tv aerial socket. Large sliding glazed door with side panel into the Conservatory.

## Conservatory

Inset ceiling spotlights. Large vertical radiator. Tv aerial point. Large lantern Skylight. Glazed double doors leading out onto the patio.

## Study 4.42m (14ft 3in) Maximum x 3.23m (10ft 5in) Maximum

Ceiling light and two wall light points. Large window to rear aspect. Radiator. Useful under stair storage cupboard with shelving. Telephone point. Glazed double doors leading into the Lounge/ Sitting room. Single glazed door into:

## Kitchen 3.92m (12ft 8in) Maximum x 3.20m (10ft 4in) Maximum

With a range of floor and wall mounted fitted kitchen units, tiled worktop with an electric hob and electric fan oven under. Dishwasher and one and a half drainer sink unit. Space for fridge/freezer. Built in pantry cupboard. Ceiling spotlights. Vertical radiator. Glazed door into Utility Area also accessible from entrance hallway.

## Utility Area

Inset ceiling lights. Single radiator. Half opaque glazed door to front with side window. Wall mounted consumer unit. Plumbing for washing machine, worktop surface and space for dryer over. Glazed door into dining room.

## Cloakroom

Suite comprising wash basin with tiled splashback and storage under. WC. Wall mirror, Chrome heated towel rail/ radiator. Inset ceiling lights.







**Dining Room 6.92m (22ft 4in) Maximum x 2.92m (9ft 5in) Maximum**

Two ceiling light and four wall light points. Dual aspect windows. Double radiator. Half glazed rear door opening onto patio.

**Galleried Landing**

Two ceiling light points. Single radiator. Full length double fronted wardrobe cupboards providing plenty of storage solutions. Loft access via a hatch. Glazed window to front aspect.

**Master Bedroom 4.34m (14ft) Maximum x 3.82m (12ft 4in) Maximum**

Two Ceiling light and three wall light points. Large glazed front aspect window. Double fronted wardrobe storage. Double radiator. Tv Aerial socket. Measurements including Ensuite space.

**En-suite**

Suite comprising of wash basin with tiled splashback and wall mirror with light over. Storage under. WC and upright heated towel rail/ radiator. Additional storage space available

**Bedroom Two 3.95m (12ft 9in) Maximum x 2.79m (9ft) Maximum**

Ceiling light point. Single radiator. Front aspect window.

**Bedroom Three 3.23m (10ft 5in) Maximum x 2.42m (7ft 10in) Maximum**

Ceiling light point. Single radiator. Front aspect window. Further door leading to separate portion of galleried landing.

**Family Bathroom**

Suite comprising panelled bath with shower over, tiled surrounds and a glazed folding shower screen. Low level WC. Wash basin, tiled splashback with storage under and illuminated mirror over. Bench seat under an opaque glazed dormer window. Inset ceiling lights and extractor fan. Chrome radiator/ towel rail. Space for additional storage.

**Outside**

Detached Garage - 21'08" x 13'10" (6.6m x 4.22m)

Single up and over electric door. Front sensor light. Rear aspect window. Courtesy door to the rear. Power and lighting available.

**Front Garden**

Gravelled front driveway providing sufficient parking for a family property. Off to the right of the garage there an oil tank and coal bunker surrounded by a mature hedge and an interesting selection of plants and shrubs. A gentle section of laid lawn wraps around the front of the property leading to:

**Rear Garden**

Consisting of recently landscaped patio and gavel pathway winding around colourful plants, shrubs and rockeries. All brought together by an Ornamental pond located centrally within the garden space. Outside tap and weatherproof power points.

**Agent's Note**

Please note all light fixtures and curtains will not be included but vertical included.



## Directions

From our John Goodwin office in the High Street, go towards the roundabout and take the second turning over the bridge onto the A4104, continue along this road and take the first turning on the right hand side into Ryall Road. Continue along this road and take the third turning on the right hand side into Ryall Meadow where the property can be found a few houses down on the left hand side.

## Services

We have been advised that mains water, electricity and drainage services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (55).



**Upton Office**  
**01684 593125**  
9 High Street, WR8 0HJ

**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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