

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS AND VERSATILE DETACHED FOUR BEDROOM FAMILY HOME. SITUATED IN A SOUGHT AFTER AND DESIRABLE CENTRAL UPTON LOCATION. MODERN FITTED KITCHEN AND SEPARATE UTILITY ROOM, DINING ROOM, LOUNGE AND CONSERVATORY. MATURE REAR GARDEN WITH A PATIO AREA AND SHED. MASTER BEDROOM, BEDROOM TWO AND FOUR WITH BUILT IN WARDROBES. MODERN FITTED FAMILY BATHROOM WITH A JACUZZI BATH AND SHOWER. INTEGRAL GARAGE AND OFF ROAD PARKING FOR ONE CAR. EPC C.**

## 24 Gardens Walk – Guide Price £395,000

24 Gardens Walk, Upton Upon Severn, Worcestershire, WR8 0LL



# 24 Gardens Walk

## 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 offers a good variety of shops, supermarkets, pubic houses/restaurants for your everyday needs, and includes a Doctors surgery with dentist and pharmacy, a library and rugby club to name but a few.

For families with children Upton Primary School is within close walking distance and follows onto the sought after Hanley Castle High School.

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 Pershore, Worcester and Malvern.

## Property Description

This spacious and versatile detached four bedroom family home offers further potential for the growing family. A modern fitted kitchen and a separate utility room adds to the appeal. The L shaped dining room offers space for an office area, whilst the lounge has a feature bay window and fireplace with patio sliding doors through to the conservatory.

On the first floor the master bedroom, bedroom two and four offer built in double wardrobes. The modern fitted family bathroom has a Jacuzzi bath with a shower over and the added bonus of under floor heating.

Outside the mature rear garden has gated access to the front, a good sized patio area for entertaining with family and friends, a lawned area with borders, plants and shrubs and a garden shed for storage.

Further benefits include a garage, cloakroom, UPVC double glazing and gas central heating. Electric solar panels & hot water solar panels.

## Entrance Porch

Composite part glazed door to the front aspect, UPVC double glazed windows to the front and side aspects, wall light, wood laminate flooring, wooden glazed door to:

## Dining Room 14.79ft (4.51m) Max x 9.28ft (2.83m) Max

UPVC double glazed window to the front aspect, radiator, wall lights x three, ceiling light, Openreach telephone point, wood laminate flooring, power points, wooden glazed door to the lounge, door to the cloakroom, wooden glazed door to:

## Kitchen 10.50ft (3.20m) Max x 7.81ft (2.38m) Max

UPVC double glazed window to the rear aspect, modern fitted grey wall and base units with wood work surface over, composite sink and drainer with a mixer tap over, waist high Neff oven, Neff ceramic hob, power points, part tiled splash backs, space for a fridge, plumbing and space for a dishwasher, ceiling spot lights, door to:





#### **Utility Room 10.99ft (3.35m) x 8.43ft (2.57m)**

UPVC double glazed window and door to the rear aspect, door to the garage, modern fitted grey wall and base units with wood work surface over, space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer, ceiling lights x two, power points, chrome heated towel rail.

#### **Cloakroom**

Extractor fan, white suite comprising of a low level WC and wall mounted wash hand basin, part tiled splash backs, chrome heated towel rail, tiled flooring.

#### **Lounge 22.01ft (6.71m) x 12.73ft (3.88m) Max**

UPVC double glazed feature bay window to the front aspect, radiators x two, power points, ceiling lights x two, feature brick fireplace with a wooden mantle, tiled hearth and electric fire, fitted corner unit with shelving, stairs to the first floor, UPVC double glazed sliding doors to:

#### **Conservatory 10.82ft (3.30m) Max x 8.30ft (2.53m) Max**

Part brick built conservatory with UPVC double glazed windows to the front and side aspects, UPVC double glazed double doors to the side aspect, power points, ceiling light, fitted blinds, wood laminate flooring.

### **FIRST FLOOR**

#### **Landing**

Loft access, ceiling light, power point, doors to:

#### **Master Bedroom 15.06ft (4.59m) Max x 9.28ft (2.83m) Max**

UPVC double glazed window to the front aspect, radiator, power points, ceiling light, two x built in double wardrobes.

#### **Bedroom Two 12.37ft (3.77m) x 7.02ft (2.14m)**

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light, built in double wardrobe.

#### **Bedroom Three 8.53ft (2.60m) x 7.35ft (2.24m)**

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light.

#### **Bedroom Four 8.43ft (2.57m) x 7.02ft (2.14m)**

UPVC double glazed window to the front aspect, radiator, power points, ceiling light, built in double wardrobe.

#### **Bathroom**

UPVC double glazed obscure window to the side aspect, fitted with a modern white suite comprising of a Jacuzzi bath with jets and shower over, wall mounted wash hand basin, low level WC, fully tiled walls, tiled flooring, wall mounted mirrored cabinet with built in LED lights and shelving, inset ceiling spot lights, shaver point, cream heated towel rail, under floor heating.

### **OUTSIDE**

#### **Front Garden**

Driveway with parking for one car, lawned area with woodchip border with small plants and shrubs, security light.

#### **Rear Garden**

Mature garden with a good sized patio area, woodchip borders with plants and shrubs, lawned area, metal archway to paved path to the wooden shed at the rear, outside tap.

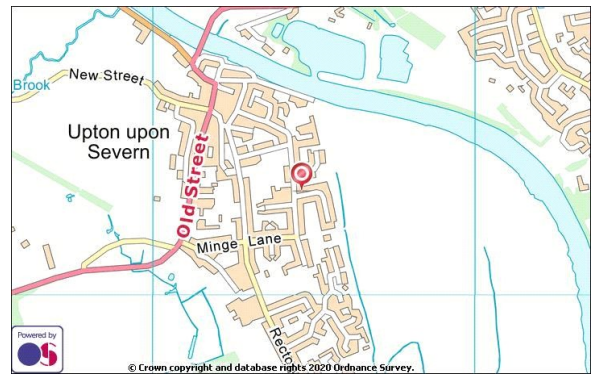
#### **Integral Garage 17.81ft (5.43m) x 8.13ft (2.48m)**

Up and over electric roller door to the front aspect, shelving, power and lighting, gas boiler, electric fuse box.



## Directions

From our John Goodwin office in the High Street, go left and take the first turning into Court Street, follow the road round the bend to the left and take the first turning on the left hand side into Severn Drive, take the first right turning into Gardens Walk, follow the road round to the right on the bend and the property can be found on the left hand side by one of our for sale boards.



## Services

We have been advised that mains 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

## Viewing

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

## Council Tax

COUNCIL TAX BAND "E"

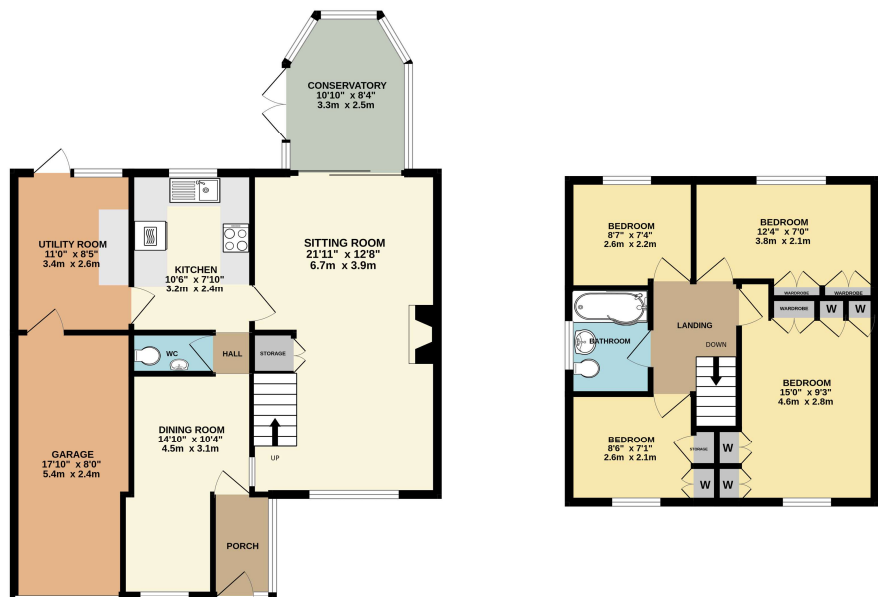
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

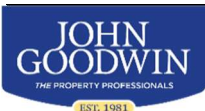
The EPC rating for this property is C.

GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Upton Office**  
**01684 593125**  
9 High Street, WR8 OHJ

### 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 leases 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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.