



**EXTENDED AND WELL PRESENTED DETACHED THREE BEDROOM FAMILY HOME SITUATED IN A CUL-DE-SAC IN A DESIRABLE AND SOUGHT AFTER LOCATION CLOSE TO ALL AMENITIES IN THE PICTURESQUE RIVERSIDE TOWN OF UPTON. SPACIOUS OPEN PLAN LIVING COMPRISING OF A LOUNGE WITH A FEATURE FIREPLACE, A MODERN HIGH GLOSS KITCHEN WITH A RANGE MASTER COOKER AND SPACES FOR ELECTRICAL APPLIANCES, A DINING ROOM/CONSERVATORY OVERLOOKING THE PRIVATE REAR GARDEN. THE FIRST FLOOR OFFERS THREE GOOD SIZED DOUBLE BEDROOMS AND A MODERN FITTED FAMILY BATHROOM. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, A CLOAKROOM, GARAGE AND OFF ROAD PARKING FOR THREE CARS. EPC D.**

## 4, Riverside Close - Guide Price £360,000

4, Riverside Close, Upton Upon Severn, Worcestershire, WR8 0JN



# 4 Riverside Close

## Location & Description

Upton-upon-Severn is an historic picturesque 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, pubs, restaurants, a library, rugby club, a Doctors surgery with pharmacy and dentist amongst other amenities. For families with children there is Upton Primary School which follows onto the sought after Hanley Castle High School.

Located 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 with direct links to Paddington, London for the commuter. Open countryside and riverside walks add to the appeal.

## Property Description

This well presented three bedroom family home has been extended in recent years to provide "bright and airy" spacious open plan living for the growing family and three good sized double bedrooms on the first floor.

On entering the property there is a good sized storage area for coats and shoes and a cloakroom. The lounge offers a modern wall hung fireplace with electric coal flame effect. The opening flows through to the kitchen with its modern fitted white high gloss wall and base units offering plenty of storage space, a Range Master cooker and plenty of spaces for electrical appliances and an American style fridge/freezer. The Conservatory/dining room offers ample space has a family/dining/study room and French style patio doors open onto the private rear garden.

Outside is a particular feature of this property with a generous paved patio area for entertaining with family and friends, raised sleeper boarders with mature plants and shrubs, a artificial lawned garden and a hot tub (negotiable). The rear gated access onto the pathway leads to the river front. The garage is situated to the side aspect and houses power and lighting and a side entrance door. There is additional parking if needed with double wooden gates to the front aspect with further parking for three cars, a gravelled area with mature plants and shrubs. Further benefits include UPVC double glazing, gas central heating, a modern fitted bathroom and a cloakroom. UPVC double glazed obscure door to the side aspect to:

## Entrance Hallway

UPVC obscure double glazed window to the side aspect, stairs to the first floor, good sized area for coat and shoes, ceiling light, radiator, power point, coir mat flooring, door to the lounge, door to:

## Cloakroom

UPVC obscure double glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin, radiator, ceiling light, part tiled splash backs, tiled flooring, extractor fan.





### Lounge

UPVC double glazed window to the front aspect, ceiling light, radiators x two, power points, TV point, feature wall hung electric coal flame effect fire, open plan to:

### Kitchen

Fitted with white high gloss wall and base units with work surface over, bowl and a half sink and drainer with a mixer tap over, Range Master cooker with a stainless steel extractor hood over, spaces for electrical appliances, space and plumbing for a washing machine and dishwasher, space for an American style fridge/freezer, power points, ceiling lights x two, part tiled splash backs, opening to:

### Conservatory/Dining Room

UPVC double glazed French style double doors to the rear aspect, UPVC double glazed single door to the side aspect, UPVC windows to the side and rear aspects, low brick wall, power points, ceiling light, radiator.

### First Floor

#### Landing

UPVC obscure double glazed window to the side aspect, radiator, ceiling light, door to the storage airing cupboard, loft access, doors to bedroom two and three and the family bathroom, door to:

#### Master Bedroom

UPVC double glazed window to the front aspect, radiator, inset ceiling spot lights, ceiling light, power points, TV point, radiator.

#### Bedroom Two

UPVC double glazed window to the front aspect, radiator, ceiling light, inset ceiling spot lights, power points, radiator.

#### Bedroom Three

UPVC double glazed window to the rear aspect, radiator, inset ceiling spot lights, built in double wardrobes, power points, wood laminate flooring.

#### Family Bathroom

UPVC obscure double glazed window to the rear aspect, fitted with a white three piece suite comprising of a panelled bath with a mains shower and curved glass shower screen over, a low level WC and a vanity sink unit with a stainless steel mixer tap over and storage cupboards underneath, laminated panelled walls, vinyl flooring, chrome heated towel rail.

### Outside

#### Front Garden

Tarmac driveway leading to the newly laid resin driveway with parking for three cars to the front aspect, mature gravel border with mature plants and shrubs, wooden double gates to:

#### Rear Garden

Private rear garden giving a modern feel with a good sized paved patio area for entertaining, artificial lawned area, raised sleeper borders with mature plants and shrubs, a hot tub (negotiable), rear gated access to the path to the river front, water tap, fully enclosed with wood panel fencing and a contained bamboo hedgerow border, newly laid resin drive to the side aspect with bin storage area leading to:

#### Garage

Wooden double doors to the front aspect, power and lighting, UPVC obscure double glazed door to the side aspect.



## Directions

From our John Goodwin office in the High Street, take the first turning after the Anchor pub into Dunns Lane, take the next right hand turning into Severn Drive and then the first left hand turning into Gardens Walk. Riverside Close is the next turning on the left hand side and the property can be found set back from the road on the right hand side.



## 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 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 "C"

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.

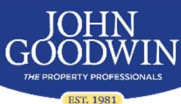


TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

### 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.



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