

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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TASTEFULLY UPDATED THREE BEDROOM LINK DETACHED BUNGALOW WITH VIEWS TO THE FRONT ASPECT OVER OPEN COUNTRYSIDE TOWARDS BREDON HILL. SPACIOUS AND VERSATILE LIVING WITH THE POTENTIAL FOR FURTHER CONVERSION SUBJECT TO PLANNING ETC. A MODERN BESPOKE FITTED KITCHEN WITH ALL NEW INTEGRAL APPLIANCES, A GOOD SIZED LOUNGE WITH A PARORAMIC WINDOW AND VIEWS TO THE FRONT ASPECT, A SEPARATE DINING ROOM, PRIVATE LANDSCAPED SUNNY REAR GARDEN WITH A PATIO AREA, INTEGRAL GARAGE AND PLENTY OF PARKING. NO CHAIN. EPC E.

The Hirsal - Offers in the region of £435,000

The Hirsal, Green Lane, Naunton, Worcestershire, WR8 0PY

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The Hirsal

Location & Description

Naunton is a small village just off the A38 with good transport links and close access to the M50/M5 for the commuter. Amenities can be found close by in the picturesque riverside town of Upton-upon-Severn 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, restaurants and pubs, bakery, hairdressers, newsagents/sub post office, a hardware shop to name but a few. There is a library, rugby club and doctors surgery with pharmacy and dentist. For families with children there is Upton Upon Severn Primary school which follows onto the sought after Hanley Castle High School. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to London Paddington.

Property Description

The property has undergone a program of tasteful updating in recent weeks to provide a "bright and airy" spacious and flexible modern home for the growing family. One of the highlights of the property is of course the views to the front aspect over open countryside towards Bredon Hill.

The spacious hallway leads off to the lounge to the front aspect with potential for a log burner and the wonderful views through the panoramic window. The recently re-fitted Howdens kitchen offering all new integral appliances and scope to incorporate a utility area in the integral garage adds to the appeal. Off the kitchen is a spacious family/dining room which offers the potential for perspective purchasers the chance to put patio/Bi-fold doors in and even go into the loft to create further bedrooms in addition to the three on the ground floor subject to planning etc. The good sized master bedroom sits to the front aspect and takes in the same views as the lounge, the two further bedrooms are to the rear aspect and both are good sized doubles and all are serviced by the modern fitted family bathroom.

The private and sunny south/westerly facing landscaped rear garden benefits from a paved patio area for entertaining and has feature sleepers with steps up to the lawned area and is ready for the keen gardener to put their own stamp on it.

Further benefits include an integral garage and plenty of off-road parking, UPVC double glazing, oak doors, electric heaters and plenty of storage cupboards. For families with children the primary school is a short drive away in Upton Upon Severn and follows onto the sought after Hanley Castle High School. Open countryside adds to the appeal.

Entrance Porch

UPVC double glazed door to the front aspect, double glazed panel to the front aspect, coat hooks, wood laminate flooring, oak door to:

Entrance Hall

Glazed panel to the front aspect, power points, ceiling light, wood laminate flooring, electric radiator, two x storage cupboards (both housing hanging rails), oak doors to:





Lounge

UPVC double glazed window to the front aspect, electric radiator, ceiling lights x two, power points, laminate wood flooring, TV point, feature fireplace.

Dining Room

UPVC double glazed window to the rear aspect, power points, electric radiator, ceiling light, double doors to the storage cupboard (housing shelving), wood laminate flooring, loft access (housing a pull down ladder, lighting and boarding), oak door to:

Kitchen

UPVC double glazed window to the rear aspect, UPVC obscure glazed door to the side aspect, newly fitted Howdens kitchen with plenty of wall and base units with work surface over, stainless steel sink and drainer with a stainless steel mixer tap over, part tiled splash backs, tiled flooring, integral fridge/freezer, integral Lamona dishwasher, integral Lamona double oven with a Lamona ceramic hob and extractor fan over, space and plumbing for a washing machine, power points, tiled flooring, ceiling lights x three, electric radiator, oak door to:

Inner Hallway

Ceiling light, tiled flooring, door to the integral garage and door to:

Toilet

Ceiling light, tiled flooring, white low level WC, ceiling tunnel light.

Bedroom One

UPVC double glazed window to the front aspect, ceiling light, electric radiator, power points, carpet flooring.

Bedroom Two

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

Bedroom Three

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

Bathroom

UPVC obscure double glazed window to the side aspect, fitted with a white three piece suite comprising of a panelled bath with a mains shower and glass shower screen over, a low level WC and hand basin with a mixer tap over, glass shelf and mirrored cabinet, part tiled walls, tiled flooring, electric chrome heated towel rail, high gloss tall corner storage cupboard (housing glass shelving), ceiling light.

OUTSIDE

Front Garden

Lawned area and border with mature plants and shrubs, gravel area, paved path to the side aspect to the wooden gate, security light, tarmac driveway with plenty of parking leading to:

Integral Garage

Up and over door to the front aspect, power and lighting, shelving, electric fuse box, electric heating control box.

Rear Garden

South westerly facing private garden with a paved patio area, paved path to the rear and side aspect to the gate, feature sleeper boarder with steps to the lawned area, small trees, wooden panel fencing surrounds.



Directions

From our John Goodwin office in the High Street, go to the roundabout and take the second exit onto the bridge, continue along this road until you reach the next roundabout at the A38. Take the third exit onto the A38 towards Tewkesbury. Continue along this road and take the Naunton turning on the left hand side. Continue along Naunton Road then take the next turning on the right hand side into Green Lane. The property can be found on the left hand side by one of our for sale boards.



Services

We have been advised that mains electric and water 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 formerly 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

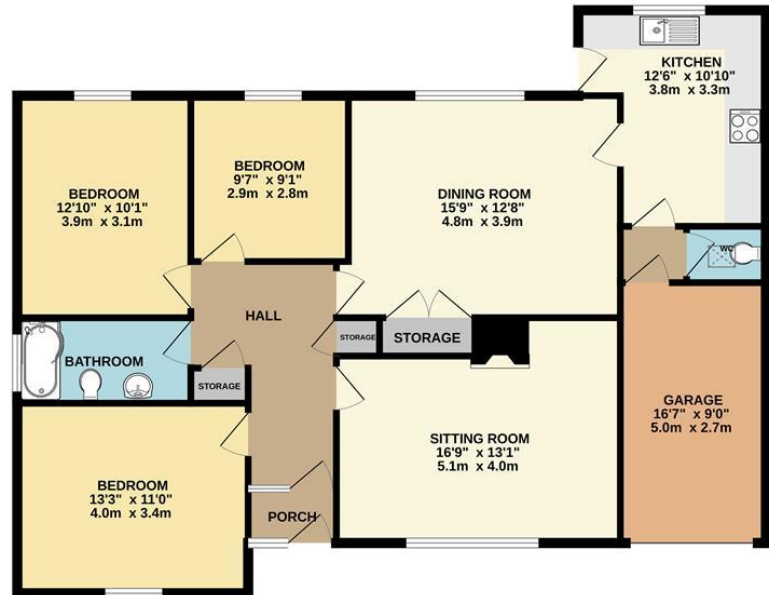
COUNCIL TAX BAND "D"

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 E.

GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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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