

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME IS SITUATED IN A CUL-DE-SAC IN A DESIRABLE AND POPULAR LOCATION. THE PROPERTY HAS BEEN EXTENDED TO PROVIDE A LOVELY SUN ROOM WITH BI-FOLD DOORS ONTO THE PATIO AREA AND A FURTHER ROOM CURRENTLY BEING USED HAS AN OFFICE. THE KITCHEN/DINER HAS SPACES FOR ELECTRICAL APPLIANCES ADDING TO THE APPEAL. ON THE FIRST FLOOR THE MASTER BEDROOM OFFERS BUILT IN WARDROBES AND A GOOD SIZED EN-SUITE SHOWER ROOM, WHILST THE FURTHER TWO BEDROOMS ARE SERVICED BY THE MODERN FITTED FAMILY BATHROOM. OUTSIDE THE REAR GARDEN IS MAINLY LAID TO LAWN WITH A LARGE PATIO AREA FOR ENTERTAINING AND ACCESS TO THE GARAGE AND DRIVEWAY WITH PARKING FOR SEVERAL CARS. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, A CLOAKROOM, ELECTRIC CAR CHARGING POINTS X TWO AND LPG CENTRAL HEATING. EPC C.

2 Ploughfield Close – Guide Price £380,000

2, Ploughfield Close, Holly Green, Upton upon Severn, Worcestershire, WR8 0RY

3 2 2



2 Ploughfield Close

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, cafes, pubs and restaurants. There is a Doctors surgery with pharmacy and dentist, a library, churches and a rugby club. For families with children there is Upton Primary School which follows onto the popular 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 Worcester, Malvern and Pershore with direct links to London Paddington.

Property Description

This well presented three bedroom detached family home is situated in a sought after and desirable location in a Cul-De-Sac on the outskirts of the picturesque town of Upton Upon Severn with good road and rail links for the commuter.

The property has been extended to provide a lovely sun room with Bi-Fold doors to the patio area and a office for those that work from home. The modern fitted kitchen/diner has spaces for electrical appliances and a dining table adding to the appeal. The lounge is a good size and flows nicely though patio doors into the sun room. On the first floor the master bedroom has built in double wardrobes and a good sized En-Suite shower room, whilst the two further bedrooms are serviced by the family bathroom.

Outside offers a large paved seating area for entertaining, a lawned area and access to the garage and gated access to the driveway with plenty of parking and electric charging points x two. Further benefits include UPVC double glazing, a cloakroom and LPG central heating.

Entrance Hallway

UPVC obscure double glazed door to the front aspect, ceiling light, smoke alarm, Karndean flooring, power points, door to the storage cupboard (housing the electric fuse box), doors to the cloakroom and lounge, door to:

Kitchen/Breakfast

UPVC double glazed windows to the front and side aspects, radiator x two, ceiling lights x two, power points, fitted with a white matching range of wall and base cupboards with wood effect work surface over, stainless steel one and a half bowl sink and drainer with a stainless steel mixer tap over, waist high double integral oven, gas hob with a stainless steel splash back and extractor fan over, space and plumbing for a dishwasher and a washing machine, space for a fridge/freezer, Karndean flooring, space for a dining table.

Cloakroom

Fitted with a white suite comprising of a low level WC and wash hand basin with a tiled splash back over, Karndean flooring, ceiling light, radiator.





Lounge

UPVC double glazed windows x two to the front and side aspects, Karndean flooring, radiator, power points, ceiling lights x two, TV point, UPVC double glazed patio doors to:

Sun Room

UPVC double glazed Bi-Fold doors to the rear garden, Velux windows x two to the rear aspect, power points, radiator, wall lights x two, Karndean flooring, door to:

Office

UPVC double glazed window to the side aspect, radiator, wall lights x two.

FIRST FLOOR

Landing

Ceiling light, power points, loft access, doors to:

Master Bedroom

UPVC double glazed windows x two to the front and side aspects, ceiling light, power points, radiator, built in double wardrobes x two, door to:

En-Suite Shower Room

Karndean flooring, double shower cubicle (fully tiled) with a Mira shower and glass sliding door, white low level WC and wash hand basin with a tiled splash back, chrome heated towel rail, ceiling light.

Bedroom Two

UPVC double glazed windows x two to the front and side aspect, radiator, ceiling light, power points.

Bedroom Three

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

Family Bathroom

UPVC obscure double glazed window to the front aspect, fitted with a white suite comprising of a panelled bath, a low level WC and wash hand basin, Karndean flooring, chrome heated towel rail, ceiling light, part tiled splash backs.

OUTSIDE

Front Garden

Lawned area with shrubs and low hedgerow to the front and side aspect, paved path to the front canopy porch, outside light.

Garage And Driveway

Tarmac driveway to the side aspect with parking for three cars and a electric charging point leading to the Garage with an up and over door to the front aspect, power, lighting and electric charging point.

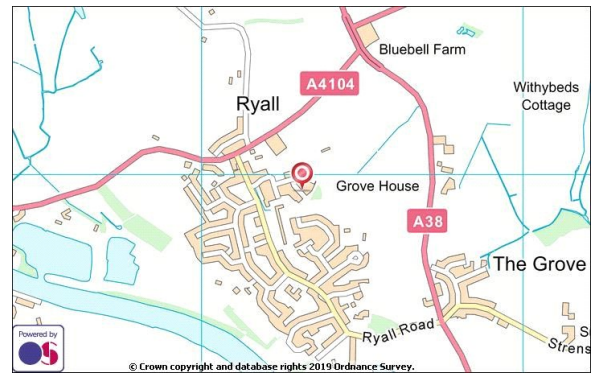
Rear Garden

Large paved patio area with a border, plants and shrubs, lawned area that goes to the rear of the garage, access to the garage, wooden gated access to the driveway, brick wall and wooden fence panels surround.



Directions

From the John Goodwin office in the High Street, continue towards the roundabout and take the second turning onto and over the bridge. Continue up and take the right hand turning into Ryall Road and then the first left hand turning into Furrow Close. Follow the road up and take the right hand turning into Ploughfield Close where the property can be found by our for sale board.



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.

Viewing

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

Council Tax

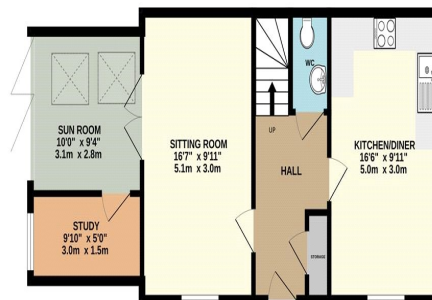
COUNCIL TAX BAND "D"

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

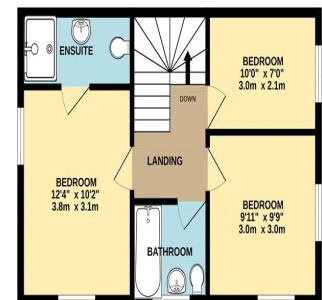
EPC

The EPC rating for this property is C.

GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



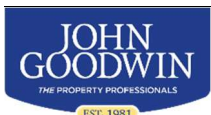
TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.

Whilst 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.

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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