



28 Longfield, Upton upon Severn, WR8 0NR

£400,000

An extended and flexible detached property, situated in an enviable position, close to the town centre and with open views of the Ham at the rear. Comprising; entrance hallway, sitting room/dining room, re-fitted kitchen study, further study/snug/bedroom, utility, WC, first floor landing, five bedrooms, master with dressing area and en-suite, family bathroom, generous driveway, detached single garage, two tier garden at the rear with lovely open views of the Ham behind you. The property benefits from solar panels, is double glazed, centrally heated and offered with no onward chain. Early viewing is highly recommended.



28, Longfield, Upton upon Severn, Worcestershire, WR8 0NR

ENTRANCE

Composite front door opens to hallway, stairs lead to first floor, radiator, under stairs storage cupboard, doors to:

WC

Low level WV, wash basin, extractor fan.

KITCHEN 14'11" x 8'8" (4.57m x 2.65m)

Re-fitted kitchen with front facing uPVC window, range of contemporary eye and base level units, worktops with inset one and a half sink and drainer unit with mixer tap, integrated double oven, five ring gas hob, extractor hood over, integrated dishwasher, fridge freezer, breakfast bar, radiator.

UTILITY 4'11" x 5'8" (1.52m x 1.75m)

Front facing uPVC window, range of eye and base level units, sink and drainer unit, space and plumbing for washing machine and tumble dryer, wall mounted Worcester boiler.

STUDY/SNUG 7'10" x 7'8" (2.39m x 2.34m)

Side facing window.

LOUNGE DINER 18'1" x 19'8" max (5.52m x 6.01m max)

Rear facing sliding patio doors, 4 radiators, side facing window, television point, telephone point, views of the garden and hills, door to:

STUDY 7'5" x 5'10" (2.28m x 1.79m)

Side facing exterior door, rear facing window.

FIRST FLOOR LANDING

Side facing uPVC window, wooden banister, loft access, doors to:

BEDROOM FIVE 7'1" x 6'3" (2.17m x 1.92m)

Front facing uPVC window, radiator, over-stairs storage cupboard, fitted shelving.

BATHROOM 5'10" x 5'7" (1.80m x 1.72m)

Front facing obscure uPVC window, corner bath, low level WC, wash basin, recessed shower cubicle, radiator, electric shaver point.

BEDROOM FOUR 8'10" x 4'7" (2.70m x 1.42m)

Front facing uPVC window, radiator.

BEDROOM THREE 8'10" x 7'11" (2.70m x 2.43m)

Side facing uPVC window, radiator.

BEDROOM TWO 9'9" x 6'10" (2.98m x 2.10m)

Rear facing uPVC window, views over the Hills at the rear, radiator, built in large cupboard, loft access.



**BEDROOM ONE 17'3" x 5'8" widens to the rear,
(5.28m x 1.74m widens to the rear,)**

Rear facing uPVC window, views, radiator, built in storage cupboard, large built in wardrobe with sliding mirrored doors, television point.

EN-SUITE 5'8" x 4'11" (1.75m x 1.52m)

Corner shower, low level WC, wash basin, radiator.

FRONTAGE

Driveway to the fore and side leading to the garage. with ample parking for 4-5 cars. Garage has metal up and over door, power and light.

REAR GARDEN

Overlooking the Ham to the rear, arranged in two sections, laid to lawn with shrub borders, steps lead down to lower section.

DIRECTIONS

From the Allan Morris office in Old Street turn left heading into the town centre. Take the first right hand turn into Court Street and follow the road around bearing left and into Severn Drive. Take the next right into Gardens Walk. Continue around the corner passing Berrow Court on the left and then taking the next left hand turn into Longfield. The property can be found on right hand side after the the road bears to the left. To arrange a viewing or with any queries please contact Allan Morris on 01684 891348.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

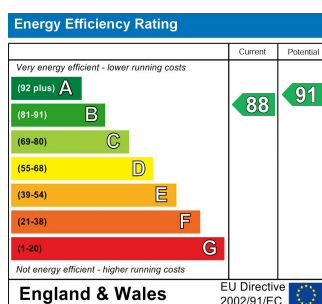
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: B88 Potential: B91

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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