



Manor Rise Green Lane, Naunton, WR8 0PY

£445,000

An extended detached four bedroom bungalow with garage and private gardens situated on the edge of the village of Naunton. The versatile and well presented accommodation comprises; entrance hall, L shaped lounge diner with doors to the garden, 20 foot extended kitchen diner, utility, four bedrooms (one currently used as separate dining room, bathroom. Further benefits include; central heating, double glazing, garage and blocked pave driveway, and private gardens. Viewing a must to appreciate the size and condition of home on offer.



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PORCH

Access via leaded glass front door with matching window to the side, wood flooring, obscure glass door to:

HALLWAY

Two ceiling light points, access to roof space, dado rail, built in double coats cupboard with storage cupboard over, built in laundry cupboard with radiator and slatted shelving, wood plank effect flooring, door to:

LOUNGE/DINER 19'10" max x 17'11" max (6.07m max x 5.48m max)

L shaped dual aspect with front aspect double glazed window with view over the village to countryside beyond, rear aspect double glazed French doors to rear garden, three ceiling light points, dado rail, two radiators.

KITCHEN/DINER 20'9" x 9'9" (6.35m x 2.98m)

Dual aspect with rear and side facing double glazed windows, recessed ceiling downlighter, coving, fitted kitchen comprising: matching range of floor and wall mounted wood units under a stone effect work surface, stainless steel sink unit, integral electric hob, space and plumbing for dishwasher, space for dining table, radiator, tile effect flooring, double glazed door to rear garden, arch to:

UTILITY 8'8" x 7'9" (2.66m x 2.38m)

Rear aspect double glazed window, ceiling light point, range of fitted wall and floor mounted units to match the kitchen, stainless steel double drainer sink unit, space and plumbing for automatic washing machine, space for further appliances, space for tall fridge freezer, continued tiled effect flooring, door to garage.

BEDROOM ONE 14'7" x 9'9" (4.47m x 2.98m)

Rear aspect double glazed window, ceiling light point, coving, dado rail, radiator.

BEDROOM TWO 9'10" x 9'8" (3.00m x 2.95m)

Rear aspect double glazed window, ceiling light point, coving, radiator.

BEDROOM THREE 9'10" x 9'8" (3.00m x 2.97m)

Front aspect double glazed window, ceiling light point, coving, radiator.



BEDROOM FOUR 9'10" x 9'8" (3.00m x 2.95m)

Side aspect double glazed French doors to rear garden patio, ceiling light point, coving, radiator, wood plank effect flooring. Currently used as a separate dining room.

BATHROOM 10'0" x 5'10" (3.05m x 1.78m)

Side aspect obscure glass double glazed window, recessed ceiling down lighter, coving, white suite comprising: corner shower cubicle with rainfall and body shower, panel bath with telephone style mixer shower over, wash hand basin with storage below and to the side, heated towel rail, part tiled walls and floors.

CLOAKROOM

Side aspect obscure glass window, recessed ceiling down lighters, re-fitted white suite comprising: wash hand basin, push flush WC.

FRONT GARDEN

Mostly laid to lawn with flower and shrub beds, block paved drive providing parking for three to four cars and giving access to the garage and front door.

GARAGE 17'1" x 8'10" (5.22m x 2.71m)

Two ceiling light points, power, currently ??? to open up again.

REAR GARDEN

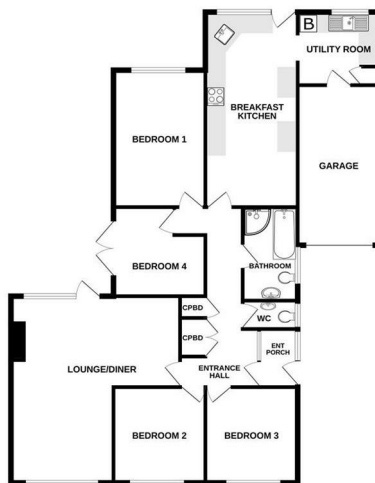
Private garden with initial block paved south facing seating area accessed of the lounge/diner and dining room/bedroom four with space for outside table and chairs, path to lawn with mature flower and shrub beds to side, large timber garden shed/summer house.

DIRECTIONS

From the Allan Morris office in Upton upon Severn, leave Upton on the A4104 in the direction of Worcester. Continue to the junction with the A38 and turn right at the roundabout. After about a mile turn just after The Blue Bell Pub turn left signposted Naunton. After 0.7 miles turn right signposted Naunton. After entering the village follow the road and take the first turning on the left into the continuation of Green Lane. The property can be found around the corner on the right hand side.



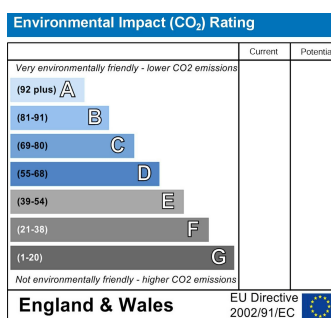
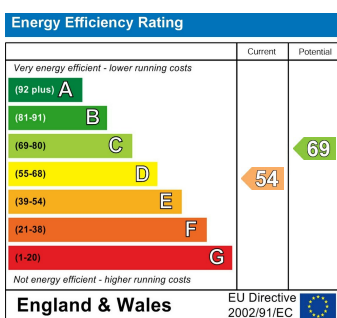
GROUND FLOOR
1356 sq.ft. (125.9 sq.m.) approx.



TOTAL FLOOR AREA: 1356 sq.ft. (125.9 sq.m.) approx.
While every effort has been made to make the accuracy of the description contained here, representations of views, positions, nature and size of the property and its surroundings are not intended to be a contract or a warranty. The purchaser is advised to satisfy themselves as to the accuracy of the description and to make their own enquiries of the relevant authorities. The purchaser is advised to make their own enquiries of the relevant authorities. The purchaser is advised to make their own enquiries of the relevant authorities. The purchaser is advised to make their own enquiries of the relevant authorities.



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: Heating is oil fired. Mains 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: E54 Potential: C69
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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