



3, Clewer Croft, Leigh Sinton, WR13 5PJ

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Clewer Croft, Leigh Sinton, WR13 5PJ

A lovely detached family home with generous proportions, situated in a cul-de-sac location in the centre of the popular village location of Leigh Sinton. The property is one of a small development and comprises; entrance hallway, sitting room, dining room, breakfast kitchen, utility room, downstairs WC, first floor landing, four double bedrooms, master with en-suite and a family bathroom. The property has a block paved driveway, double garage and a good size and well stocked rear garden. We highly recommend an early viewing to appreciate the position and size of this family home.



ENTRANCE

uPVC front door with obscured double glazed glass panels, opens to:

ENTRANCE HALL 15'5" x 4'0" (4.71m x 1.22m)

Stairs to first floor with open spindle banister, radiator, oak floor, telephone and broadband point, under stairs storage cupboard.

WC

Side facing obscure double glazed window, low level WC, wash basin, continued wood flooring, radiator.

DINING ROOM 11'5" x 9'7" (3.50m x 2.93m)

Front and side facing window, double glazed window, radiator.

SITTING ROOM 17'0" x 11'10" (5.19m x 3.61m)

Dual aspect with two side facing double glazed windows, and double

doors which open to the garden, recessed wood burner and granite surround with a wooden mantle over, radiator, television point, wall light.

BREAKFAST KITCHEN 16'0" x 9'11" (4.89m x 3.03m)

Rear facing uPVC double glazed window and double doors opening to the garden. Range of shaker style eye and base level units, quarry worktops and upstands, inset one and a half sink and drainer unit with a mixer tap, electric induction hob with glass splash back and extractor hood over, integrated electric oven and plate warming drawer, integrated microwave, dishwasher and fridge, pull out larder cupboard, tiled floor, radiator, space for table and chairs, spot lighting.

UTILITY 8'5" x 7'10" (2.59m x 2.39m)

Rear facing double glazed window and door to the garden, range of

fitted units with worktop, inset sink and drainer unit, space and plumbing for washing machine and tumble dryer, space for other appliances, wall mounted Worcester gas boiler, access to loft space.

GARAGE 18'1" x 18'0" (5.53m x 5.49m)

Double integral garage with twin up and over doors, power and light, door to utility room.

FIRST FLOOR LANDING 8'8" x 6'1" (2.66m x 1.86m)

Wooden banister, loft access, storage cupboard.

BEDROOM ONE 16'10" x 12'4" (5.15m x 3.78m)

Front facing uPVC window, radiator, door to;

EN SUITE 6'1" x 3'9" (1.87m x 1.15m)

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

BEDROOM TWO 15'10" x 9'0" (4.84m x 2.75m)

Front facing uPVC window, radiator.

BEDROOM THREE 11'9" x 9'9" (3.60m x 2.99m)

Rear facing uPVC window overlooking the garden, radiator.

BEDROOM FOUR 10'0" x 8'11" (3.06m x 2.73m)

Rear facing uPVC window, overlooking the garden, radiator.

BATHROOM 8'9" x 6'7" (2.68m x 2.03m)

Rear facing obscure uPVC window, panel bath, corner shower with mixer shower, low level WC, wash basin, heated towel rail, spot lighting and extractor fan.

OUTSIDE

Property is found in a secluded cul-de-sac position, block paved driveway to the fore of the double garage. Front garden laid to lawn with gated side access to the rear.

REAR GARDEN

Generous rear garden, laid to lawn with well stocked flowers, shrub borders, rose arch and pond water feature, specimen trees, outside tap and gated side access.

DIRECTIONS

From Great Malvern, proceed north on Worcester Road. At the

traffic lights turn left and then bear right towards Leigh Sinton along the Newtown Road, this then becomes Leigh Sinton Road; continue along Leigh Sinton Road for several miles towards the village of Leigh Sinton. Turn left at the T-junction onto the Hereford Road, after a few hundred yards on the left hand side just after the village store, turn left into Clewer Croft, where the property is found to the right of the head of the cul-de-sac. For more details or to book a viewing, please call the Malvern office on 01684 561411.

ADDITIONAL INFORMATION

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, 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: F

ENERGY PERFORMANCE RATINGS: Current: C74 Potential: B82

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

ASKING PRICE

£550,000

Approximate total area[®]161.49 m²

Reduced headroom

1.66 m²

(1) Excluding balconies and terraces

Reduced headroom

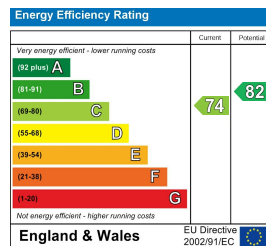
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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EPC



Material Information Report



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