



Allan Morris
estate agents

**Dingle Dell, Ryall Meadow, Upton upon Severn,
WR8 0PJ**

 **MAYFAIR**
OFFICE GROUP

Ryall Meadow, Upton upon Severn, WR8 0PJ

Dingle Dell is a well presented and extended detached property, situated in Ryall, a quite residential village just outside the historic town of Upton-Upon-Severn. The versatile and flexible accommodation comprises of a Sitting Room, Study, Garden Room, Breakfast Kitchen, Dining Room, first floor landing, three bedrooms, one with an ensuite and a separate family bathroom. The Property is encircled by an established mature hedge and private recently landscaped gardens. A driveway provides generous off road parking with a detached garage. Double glazed and centrally heated, we highly recommend an early viewing to appreciate the position and generous accommodation on offer.



FRONT PORCH

Half brick half glazed panels on each side, radiator and tiled floor, opaque side panel and glazed door into:

ENTRANCE HALLWAY

Glazed window to front aspect. radiator. stairway leading to first floor landing, three glazed doors off to:

SITTING ROOM 16'6" max x 11'1" (5.04m max x 3.39m)

Large window to front aspect, wall light points., double radiator, modern fireplace with marble surround and hearth encompassing a multifuel stove, Television aerial socket. large sliding glazed door with side panel into the garden roomy.

GARDEN ROOM 14'0" x 11'10" (4.27m x 3.63m)

Inset ceiling spotlights, large vertical radiator, television aerial point. large lantern skylight. glazed double doors leading out onto the patio.

STUDY 14'6" max x 10'2" (4.42m max x 3.10m)

Large window to rear aspect, wall light points, radiator, under stair storage cupboard with shelving, telephone point, glazed double doors leading into the lounge room, single glazed door into:

BREAKFAST KITCHEN 12'8" max x 10'1" (3.87m max x 3.08m)

With a range of floor and wall mounted fitted kitchen units, tiled worktop with an electric hob and electric fan oven under. Dishwasher and one and a half drainer sink unit., space for fridge/freezer., built-in pantry cupboard. ceiling spotlights, vertical radiator, glazed door into utility area also accessible from entrance hallway.

UTILITY AREA 6'8" x 5'9" (2.04m x 1.76m)

Half opaque glazed door to front with side window, radiator, wall mounted consumer unit, space and plumbing for washing machine, worktop surface and space for dryer over, glazed door into dining room.

CLOAKROOM

Suite comprising wash basin with tiled splashback and storage below, WC, wall mirror, chrome heated towel rail/ radiator.

DINING ROOM 22'2" x 9'5" (6.76m x 2.89m)

Dual aspect windows, wall light points, double radiator, half glazed rear door opening onto patio.

FIRST FLOOR - GALLERIED LANDING

Glazed window to front aspect, radiator, full length double fronted wardrobe, with cupboards providing plenty of storage solutions, loft access via a hatch.

BEDROOM ONE 13'8" x 12'9" max (4.17m x 3.89m max)

Large glazed front aspect window, wall light points, double fronted wardrobe, radiator, television aerial socket.

WC

Suite comprising of wash basin with tiled splashback and wall mirror with light over, storage under, WC and upright heated towel rail/ radiator, additional storage space available.

BEDROOM TWO 12'7" x 9'2" (3.86m x 2.81m)

Front aspect window, radiator.

BEDROOM THREE 9'10" x 7'8" (3.00m x 2.36m)

Front aspect window, radiator, further door leading to separate portion of galleried landing.

FAMILY BATHROOM, 9'3" x 7'1" (2.82m x 2.18m)

Suite comprising: panelled bath with shower over, tiled surrounds and a glazed folding shower screen, low level WC. wash basin, tiled splashback with storage under and illuminated mirror over, bench seat under an opaque glazed dormer window, extractor fan, chrome radiator/ towel rail, space for additional storage.

DETACHED GARAGE 21'7" x 14'" (6.58m x 4.27m)

Single up and over electric door, font sensor light. rear aspect window, courtesy door to the rear. power and lighting available.

FRONT GARDEN

Gravelled front driveway providing sufficient parking for a family property. Off to the right of the garage there an oil tank and coal bunker surrounded by a mature hedge and an interesting selection of plants and shrubs. A gentle section of laid lawn wraps around the front of the property leading to:

REAR GARDEN

Consisting of recently landscaped patio and gavel pathway winding around colourful plants, shrubs and rockeries. Ornamental pond located centrally within the garden space. Outside tap and weatherproof power points.

DIRECTIONS

From Upton town centre, go towards the roundabout and take the second turning over the bridge onto the A4104, continue along this road and take the first turning on the right hand side into Ryall Road. Continue along this road and take the third turning on the right hand side into Ryall Meadow where the property can be found a few houses down on the left hand side.

LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

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

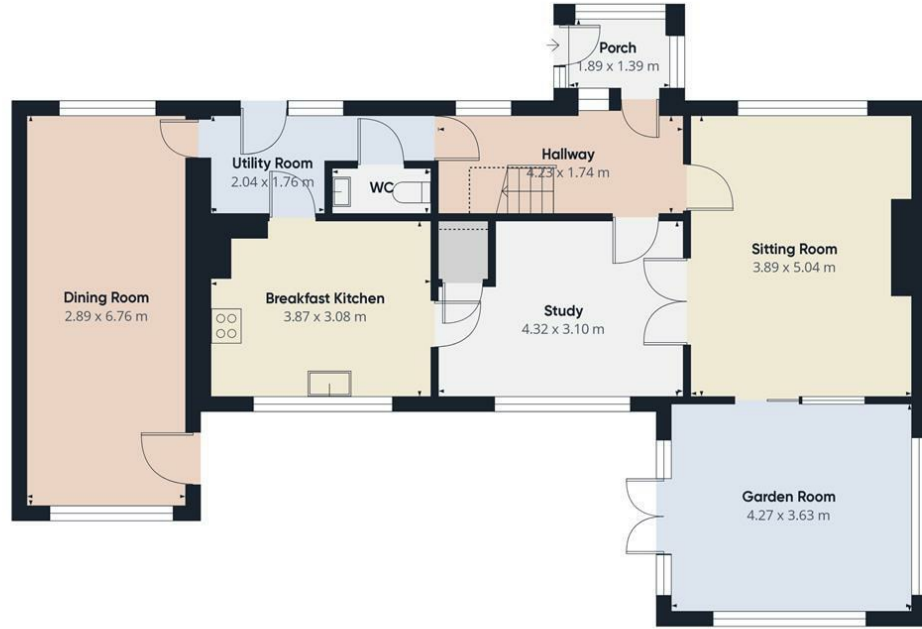
SERVICES: Mains electricity, water and drainage are connected. Oil fired central Heating. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

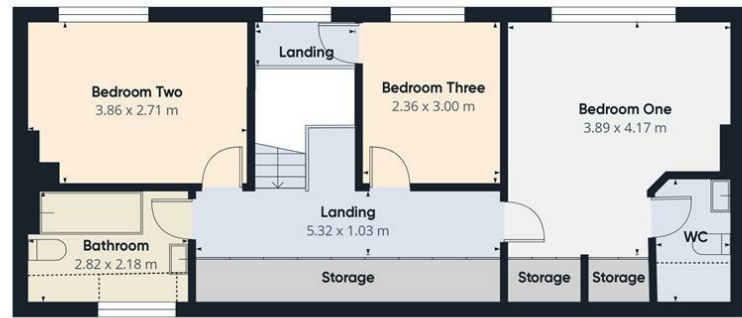
ENERGY PERFORMANCE RATINGS: Current: D55 Potential: C71

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

ASKING PRICE - £525,000



Ground Floor



Floor 1



Approximate total area⁽¹⁾
154.99 m²
Reduced headroom
2.7 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.

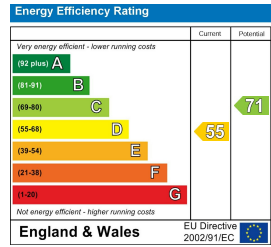
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;

EPC



Material Information Report





