



**22 Furrow Close, Upton-Upon-Severn, WR8 0RT**

**£365,000**

An immaculately presented, three bedroom, detached modern home, with landscaped west facing rear gardens, garage and parking. The property which had additional upgrades chosen by the owner, including flooring, additional and improved kitchen appliances, additional tiling, the accommodation comprising of: Entrance Hall, dual aspect lounge diner with doors out to the landscaped rear garden, upgraded dining kitchen, cloakroom, main bedroom with en-suite, two further bedrooms, main bathroom. Further benefits include; Calor Gas central heating, double glazing, garage & drive, landscaped enclosed west facing rear gardens. In a cul-de sac location, with excellent access to the M5/M50 and Worcester Parkway, viewing is a must to appreciate the condition and location of the home on offer.





## 22, Furrow Close, Holly Green, Upton-Upon-Severn, WR8 0RT

### CANOPY PORCH

### ENTRANCE HALL

Accessed via a secure part glazed front door, radiator, stairs to first floor, ceramic tiled floor, door to storage cupboard with shelving, power points, fuse box and doors to:

### LIVING ROOM 16'7" x 9'10" (5.08m x 3.01m )

Front facing double glazed window and twin double glazed French doors with double glazed side panels to rear garden, twin ceiling light fittings, power points, TV point, telephone point and two radiators.

### DINING KITCHEN 16'7" x 9'10" (5.06m x 3.01m )

Having dual aspect double glazed windows to the side and front, dining space to the front with two radiators. The kitchen area is fully fitted with an upgraded and matching range of wall and base units, space for washing machine, integrated fridge freezer, integrated dishwasher, AEG double oven and grill, Zanussi gas hob with Zanussi cooker hood over, ceramic tiled floor.

### GUEST WC 6'0" x 3'1" (1.84m x 0.96m)

With close coupled WC, ceramic tiled floor, radiator and pedestal hand basin.

### FIRST FLOOR LANDING 10'9" x 6'8" (3.30m x 2.05m)

Landing with power points, radiator and access to loft space.

### MASTER BEDROOM 12'4" x 10'1" (3.77m x 3.08m)

With front and side facing double glazed windows, built-in mirror fronted wardrobes, power points, TV point, telephone point, radiator and door to:

### ENSUITE SHOWER ROOM 10'1" x 3'11" (3.09m x 1.21m)

With glazed shower cubicle, pedestal hand basin, shaver point, radiator, extraction unit and close coupled WC.

### FAMILY BATHROOM 6'8" x 5'6" (2.04m x 1.69m)

With panelled bath, pedestal hand basin, close coupled WC, radiator, obscure double glazed window and extraction unit.

### BEDROOM TWO 9'11" x 9'4" (3.04m x 2.86m)

With dual aspect windows to front and side, radiator, fitted wardrobe, power points and radiator.

### BEDROOM THREE 6'7" x 9'11" (2.01 x 3.03)

Having side facing double glazed window, radiator and power points.



## EXTERNALLY

The rear garden is fully enclosed and beautifully landscaped with a generous patio area, raised beds, a step down to a level lawn with shrub border and pedestrian access to the garage with a high level gate to the front. The foregarten is flagstoned and stone chipped border with a low hedge border. There is a further lawn, outside the rear garden that belongs to the house. Beyond this is the driveway leading to the garage and offering parking for two vehicles. This property and the next one, no. 24, being at the bottom of the spur road, own the final stretch of road and turning circle and are responsible for the maintenance thereof.

## GARAGE 17'5" x 8'8" (5.32m x 2.66m)

With up and over door, pedestrian door to the garden, individual fuse box, power and light, shelving and some roof storage.

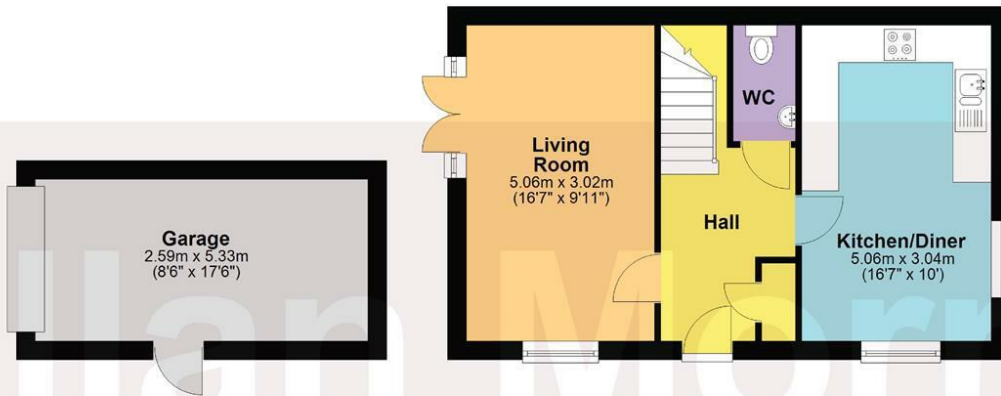
## DIRECTIONS

From Upton town centre proceed over the bridge, following signs towards Pershore, this will take you past Upton Marina on your right. A few hundred yards after the marina, take a right hand turn towards Ryall (Ryall Road). Take the first turning on the left into the housing development into Furrow Close and follow the road around. No. 22 is near the end of the small spur.

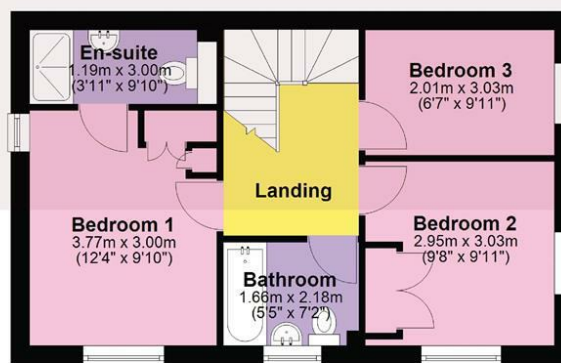




**Ground Floor**  
Approx. 56.4 sq. metres (606.7 sq. feet)



**First Floor**  
Approx. 42.5 sq. metres (458.0 sq. feet)

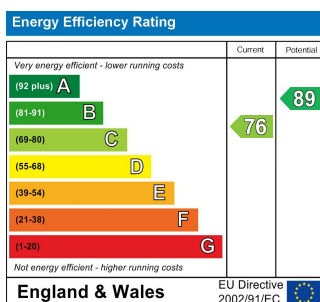


Total area: approx. 98.9 sq. metres (1064.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## EPC

## Material Information Report



**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 and there are community Calor Gas tanks supplying the properties which use it. 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: C76 Potential: B89

**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 822700

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