



4 Woodland Road

Suckley, Worcester, WR6 5EA

Andrew Grant

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A charming property with lovely rural views, situated within a favoured village location.

Key features

- Rural views
- Village location
- Cloakroom
- Utility room
- Two double bedrooms
- Contemporary shower room
- Gardens to the front and rear
- Secure gated driveway parking

Freehold/871 sq. ft.





This fantastic home includes an entrance porch, a living room, a dining room, a kitchen, a utility room and a cloakroom on the ground floor. Upstairs, there is a contemporary shower room and two double bedrooms, both featuring fitted wardrobes. Outside, there is secure gated driveway parking and well-maintained gardens to the front and rear.

4 Woodland Road is approached via a pathway accessed from a wrought iron gate, with lawned fore garden to one side and a driveway to the other. The driveway also has wrought iron gates to the entrance and a further wrought iron gate accessing the rear garden.

Entrance

An undercover entrance, with tiled floor and a part-glazed entrance door opens through to the porch, where you will find a large storage cupboard immediately in front of you, ideal for coats and shoes. From here a further door opens through to the living room.



Living room

Situated to the front is the living room, with pleasant views from the window at the front, an electric fire with surround, stairs rising to the first floor and a door to the kitchen.





Kitchen

The kitchen has a range of wall and base units with work surfaces over incorporating a one and a half bowl sink with drainer and mixer tap.

There is also space for a slot-in cooker, an extractor, display shelving, tiling to the splashbacks, tiling to the floor, a window and door to the utility room at the rear and an opening through to the adjacent dining room.

Dining room

The formal dining room, with plenty of space for a dining table and chairs and a window looking over the rear garden and the adjoining farmland beyond. There is excellent scope to knock through to the kitchen and create a sizeable kitchen diner, subject to the usual planning consents.





Utility room

Completing the ground floor accommodation is a useful utility room, with base units, space for a washing machine, and tall fridge freezer, tiling to the floor, and two windows to the side.

A door opens to the cloakroom which comprises a WC, a washbasin, tiling to the floor and splashbacks and an obscure glazed window to the rear. The cloakroom also houses the boiler.



There is a further door that opens out to the rear garden where there is a covered patio immediately to the rear of the property, perfect for alfresco dining and entertaining.

First floor

The landing provides access to the bedrooms and house shower room.

Bedroom one is a great-sized double room, with a bank of fitted wardrobes to one wall and a further built-in wardrobe to the other side. There is also a window to the front elevation.

Situated to the rear is bedroom two, which is another good-sized double room, with a built-in wardrobe and a window with lovely views over the rear garden and fields beyond.

The house shower room has a contemporary suite comprising a low-level WC, a washbasin set upon vanity unit and a large shower cubicle. There is also tiling to the walls, an extractor fan and an obscure glazed window to the rear.





Garden

Paved pathways lead down both sides to the rear, with a raised lawned area to the centre. There is a large, raised bed to the left side of the garden featuring an abundance of mature planting and shrubs. There are further beds of planting to the boundary on the right and the lawn borders.

The garden also includes a further seating area, a shed, a greenhouse and a cold frame at the rear of the garden. This extremely private and well-maintained garden benefits from delightful views over the adjoining farmland.



Services

Mains water, electricity, gas and sewerage.

Council Tax Band - B

Location

Suckley is a popular Worcestershire village, close to the border of Herefordshire.

The village is extremely sought after and boasts a superb primary school just a short distance away, a local church and a stylish garden centre which offers a not only some wonderful shopping but a delightful restaurant and beauty salon.

The countryside is superb and offers miles and miles of stunning walking and there are a couple of pubs and restaurants close by. Closer to the heart of the village you can find a local shop and post office.

Suckley nestles nicely in between Bromyard, Malvern and Worcester where you can find a more shops and amenities, private schooling and access to further travel networks.

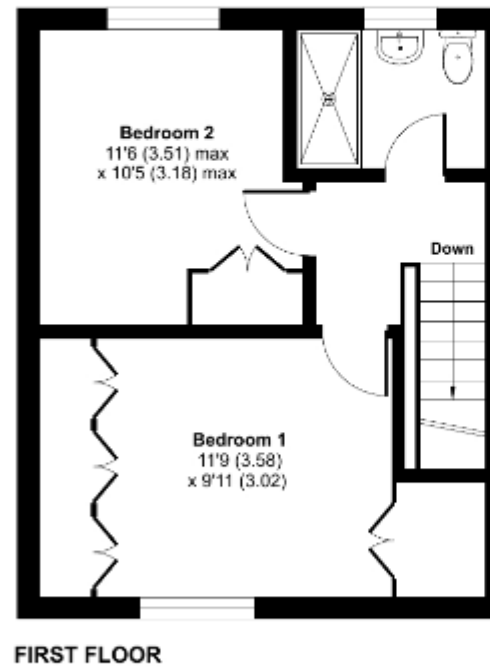
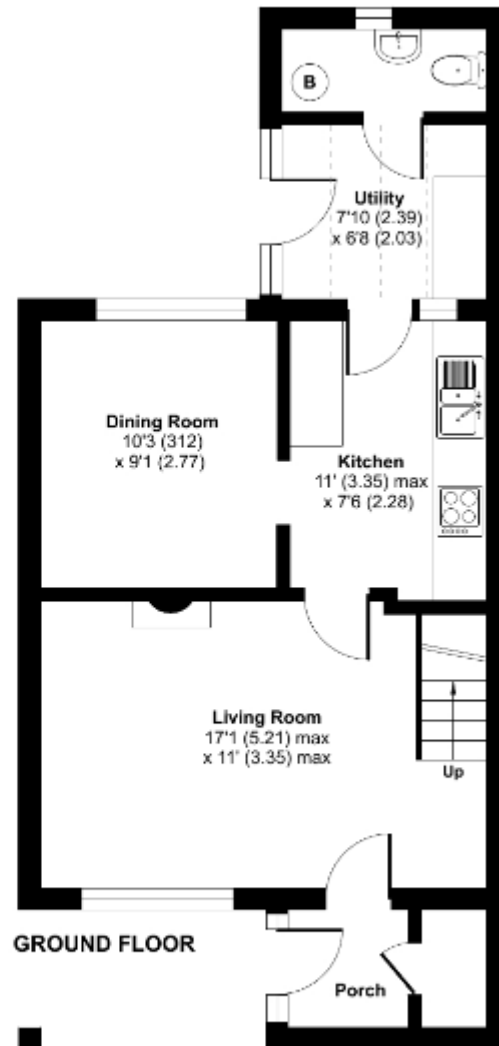
Its great location is appealing to commuters providing easy access to Malvern 5-miles, Worcester 10-miles, Hereford 19.5-miles and Cheltenham 34-miles.

A bus service operates between Suckley and Worcester.

4 Woodland Road, Suckley, Worcester, WR6 5EA

Approximate Area = 871 sq ft / 81 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Andrew Grant. REF: 917908



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