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Parkinson Wright
Estate Agents



Dingle Road, Leigh, Worcester, WR6 5JX

Price Guide £580,000

- Detached Property
- Spacious Open Plan Kitchen/Breakfast Room
- Charming Summer Room
- Bedroom 3 / Office
- Sought After Village Location
- Sitting Room
- Two Double Bedrooms
- Detached Garage

New Cottage Dingle Road, Worcester WR6 5JX

A fantastic opportunity to acquire this stunning, well presented detached property situated in the picturesque and sought after rural location of Leigh, surrounded by stunning open countryside with far reaching views across the Teme valley. EARLY VIEWING ESSENTIAL. EPC - D

 3  2  2  D

Council Tax Band: D





LOCATION AND DESCRIPTION

Located on a quiet lane within the small village of Leigh. surrounded by the beautiful Teme valley countryside.

Approximately 6 miles from the City of Worcester and a similar distance from the cultural and historic town of Great Malvern. Transport facilities are excellent with Malvern offering a mainline railway station with direct links to Worcester, Birmingham, London and Hereford. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales also into an easy commute. The property sits within easy reach of Leigh and Bransford Primary School and is well placed for both excellent Private and State Secondary Educational options.

New Cottage is immaculately presented detached property. Access is approached over a gravel driveway leading to the front door opening into:-

ENTRANCE PORCH

Recessed ceiling spotlight, two side facing double glazed windows and a part glazed door with matching side panels opens into:-

SPACIOUS OPEN PLAN KITCHEN/DINING AREA

24'3 x 10'4 (approx)

A stunning open plan entrance of the house offering spacious and versatile kitchen and dining options. Recessed ceiling spotlights, two ceiling lights, two front facing double glazed windows, wall mounted electric heater, complimentary flooring and a door gives access to the first floor. There are a good range of modern and attractive wall, base and drawer units together with an attractive glass display unit, roll top work surface, tiling to walls, a four ring electric hob with a double built in oven, sink with matching drainer, mixer tap and space for appliances. Door to:-

UTILITY ROOM

8'3 x 7'9

Ideally situated off the kitchen area with rear access to the garage and garden via a part glazed double glazed door. There are wall and base units matching the kitchen, useful storage cupboard with shelving, recessed ceiling lights, rear facing double glazed window, wall mounted electric heater, sink with matching drainer, mixer tap and space for appliances.

SITTING ROOM

12'9 x 11'4

A cosy sitting room accessed from the kitchen and dining areas via a part glazed door. A stunning feature of the room is an attractive log burning stove with granite hearth. An open access leads into the summer room.

SUMMER ROOM

15'2 x 8'9

A pleasant and versatile space with open and uninterrupted views over the garden. This could easily be used as a further seating or dining space. Three ceiling lights, wall mounted electric heater, rear and side facing double glazed windows and French doors opening on to the patio area. The windows and french doors benefit from having bespoke internal fitted blinds. Door to:-

OFFICE/BEDROOM THREE

8'9 x 7'9

Currently used as office space but could easily be utilised as a bedroom

with ceiling light, rear facing part glazed double glazed door with fitted internal blinds opening onto the patio and built in cupboards with work surface over.

BEDROOM TWO

10'8 x 9'9

A ground floor. bedroom suite with ceiling light, side facing double glazed window, wall mounted electric heater and door to:-

ENSUITE SHOWER ROOM

7'4 x 4'8

Ceiling light, side facing opaque double glazed window and chrome heated towel rail. There is a three piece suite consisting of shower cubicle with rain forest shower, separate shower attachment, wash hand basin with cupboard under and low level W.C.

LANDING AREA

Stairs lead up a bright landing area with a 'Velux' window, a cupboard housing the hot water cylinder tank, a built in cupboard and door to:-

PRINCIPAL BEDROOM

174 x 11'2 (max)

Situated on the first floor this spacious principal bedroom has dual aspect double glazed windows which gives it a light and airy feel to the room. There are recessed ceiling spotlights and two built in cupboards offering very useful storage space.

FAMILY BATHROOM

10'1 x 7'10 (both max)

A spacious and luxury bathroom with recessed ceiling lights, rear facing opaque double glazed window, useful storage cupboard, flooring complimenting the room and wall mounted heated towel rail. There is a three piece white suite consisting of a 'L' shaped bath with shower attachment, wash hand basin with vanity unit under and low level W.C.

DETACHED GARAGE

The garage is approached over a slabbed patio with up and over door, side facing window and door giving access to the garden, light and power.

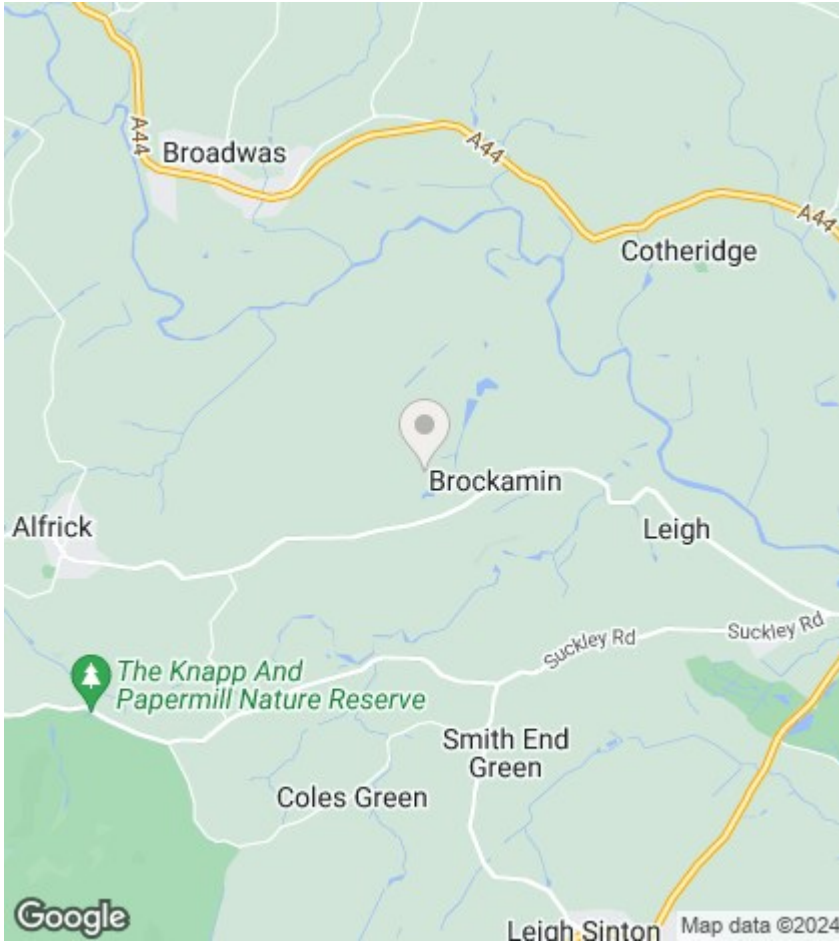
OUTSIDE

To the front of the property are double wooden gates opening onto a gravel driveway offering ample parking for multiple vehicles and leading to the front door, a wooden gate gives side pedestrian access to the garage and garden but could easily be changed to provide a vehicular access to the garage. There is also a further side entrance/exit onto the drive .

To the rear of the property is beautifully landscaped, enclosed garden providing an open outlook . There is a large slabbed patio area, a wooden gate leads to a covered lean-to ideal for use as a log store or to store garden equipment, attractive well established and stocked planted borders with a variety of mature shrubs and decoratively edged with sleepers. There is a feature ornamental raised wooden fishpond stocked with a selection of coy carp which can remain in situ for the new owner should they wish.

SERVICES

We have been advised that mains water and electricity are connected to the property, electricity is run on Economy 7. Drainage is via a modern Eco Titan Pollution Control Biotech' septic tank system which is situated at the front of the property for easy access.



Viewings

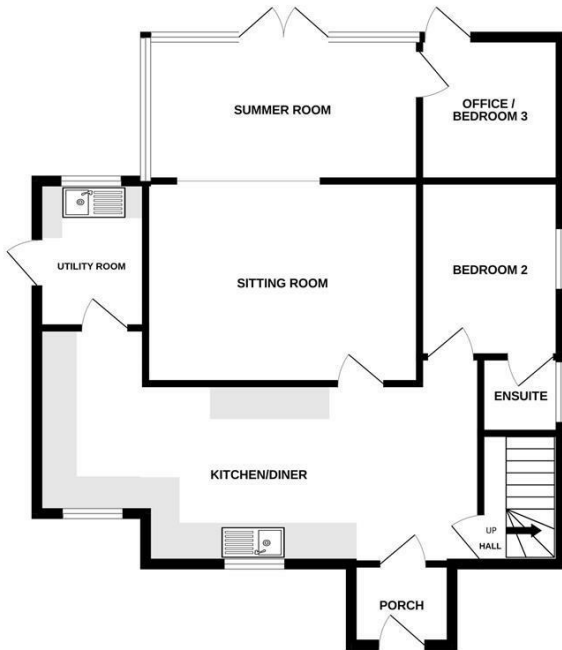
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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