



Connells

Parsonage Crescent
Bishops Frome



Property Description

Bishops Frome is a picturesque village which offers a tranquil and friendly community, scenic views and a peaceful environment, making it an idyllic setting to call home. The A4103 provides easy access to both Worcester and Hereford, where there are excellent schooling, shopping and leisure facilities. The traditional market town of Ledbury with its renowned Market Theatre, Eastnor Castle and a wonderful range of independent shops and eateries is only a short distance away as is the popular town of Malvern and the historic Malvern Hills.

The Property itself has been thoughtfully designed and offers a host of features and which make this an ideal opportunity for the growing family.

Briefly comprising of a canopy entrance porch, a welcoming entrance hall, cloakroom, living room, dining area and kitchen all on the ground floor. While the first floor has 3 double bedrooms and bathroom and the second floor has master bedroom with en suite.

The property further benefits from having an air source heat pump heating system which includes under-floor heating throughout downstairs, and private parking to the rear of property.

Canopy Entrance Porch

Part glazed door to front.

Entrance Hall

A welcoming entrance hallway, setting a warm inviting environment having; part glazed door to front elevation, ceiling light point, under-floor heating, stairs to first floor, under stairs cupboard, engineered oak flooring and doors leading to lounge, ground floor guest W/C and kitchen/ diner.

Ground Floor Guest W/c

Offering the convenience of a ground floor toilet; which is ideal for a young family. Comprising of a double glazed opaque window to front, ceiling light point, wash hand basin with tiled splash back, low level W.C and tiled floor.

Living Room

15' 3" x 11' 4" (4.65m x 3.45m)

A spacious lounge offering ample space having double glazed window to front elevation, two ceiling light points, underfloor heating, telephone point, TV aerial point and engineered oak flooring.

Kitchen/ Diner

19' 7" max x 20' 11" max (5.97m max x 6.38m max)

Dining Area

French doors to rear garden, two ceiling light points, underfloor heating, ample space for dining table and chairs, engineered oak flooring. Open plan to kitchen.

Kitchen

Double glazed window and French doors to rear garden, having match wall and base units, inset sink and drainer, four ring electric hob with cooker hood above and electric cooker beneath, black granite work surface over, granite upstands, porcelain sink and drainer, integrated washing machine, under counter fridge and freezer, and dish washer.

First Floor Landing

Ceiling light point, central heating thermostat, stairs to second floor and doors onto three bedrooms and family bathroom.

Bedroom Two

12' 8" max x 12' 4" (3.86m max x 3.76m)

Double bedroom having double glazed window to front elevation, ceiling light point, panelled radiator, fitted carpet, TV aerial point.

Bedroom Three

15' 2" max x 10' 3" (4.62m max x 3.12m)

Second double bedroom located on the first floor with double glazed window to rear elevation, built in cupboard housing water tank, panelled radiator, ceiling light point.

Bedroom Four

11' 4" max x 12' 6" (3.45m max x 3.81m)

Fourth generously sized bedroom (third on the first floor) having double glazed window to rear elevation, ceiling light point.

Family Bathroom

Front facing double glazed window, spotlights, white suite including bath with shower and shower screen, wash hand basin, low level W.C, partial tiling, extractor fan, chrome heated towel rail and tiled floor.

Second Floor Landing

Ceiling light point, large built in cupboard and door onto master bedroom with ensuite:-

Bedroom One

17' 6" max x 11' 1" (5.33m max x 3.38m)

Double glazed window to front and skylight, built in wardrobes, fitted carpet, panelled radiator, ceiling light point, door onto ensuite.

Ensuite

Double glazed skylight, spotlights, white suite with double shower enclosure, wash hand basin with pedestal, low level W.C, partial tiling, chrome heated towel rail, extractor fan and tiled floor.

Rear Garden

To the rear of the property is an enclosed garden with large initial patio and additional decked area. The rest is laid to lawn with gated front and rear access, an outside light and views of the countryside.

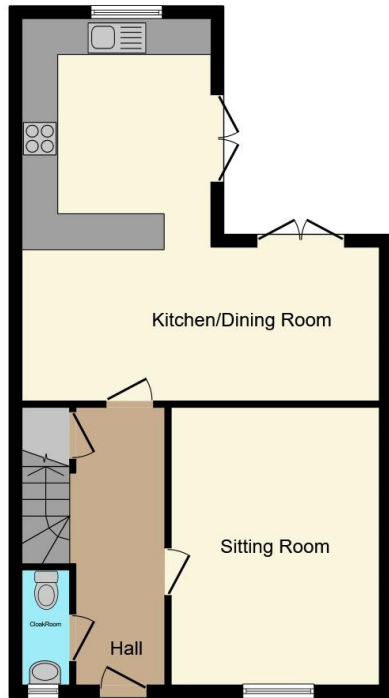
Parking

The property has two parking spaces in the communal car park to the rear of the property.

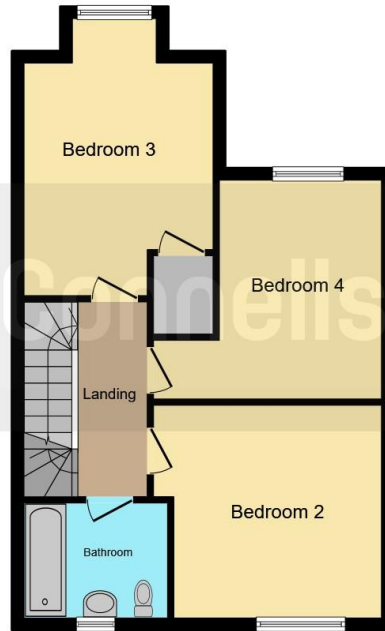








Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

Tenure: Freehold

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Property Ref: MAL307453 - 0006