



Connells

Pear Tree Cottage
Kinnersley



Property Description

Connells are proud to present this impressive detached home sitting within approximately a third of an acre plot in the sought after village of Kinnersley.

The accommodation briefly comprises of a porch and large reception hall, large downstairs cloakroom, lounge, shaker style open plan kitchen with built-in appliances and granite work surfaces, dining/ family room with French doors to the garden, generous utility room, integral double garage with electric powered door, split level first floor with master bedroom and en-suite plus a wide range of fitted furniture. There are three additional double bedrooms, two of which have fitted furniture. Family bathroom with bath and shower cubicle. The generous gardens which surround the property are mainly laid to lawn with flower beds to the front, rear and side, plus a large patio to the rear of the house. The property further benefits from a driveway providing off road parking for multiple vehicles.

Entrance Porch

Composite wood effect front door with opaque double glazed side panels, side facing double glazed window, ceiling light, tiled floor and double glazed door to:-

Reception Hall

Spacious area with stairs leading to split level first floor landing, doors to cloakroom, lounge and open plan kitchen/ dining/ family room, ceiling light, tiled flooring.

Cloakroom

8' 4" x 5' 2" (2.54m x 1.57m)
Front facing double glazed window over floating drawer unit with surface mounted wash hand basin and mixer taps, WC, space saving radiator and tiled flooring.

Lounge

17' 7" x 14' (5.36m x 4.27m)
Front facing double glazed bay window, ceiling light, wall lights, double panel radiator, television aerial point, telephone point, feature fireplace with inset (LPG) gas fire.

Kitchen/ Dining/ Family Room

24' 11" max x 17' 5" max (7.59m max x 5.31m max)
The kitchen area has rear and side facing double glazed windows with door to the utility room. Shaker style wall and floor mounted units with granite work surfaces and upstands, soft close drawers and cupboards, corner cupboards with extending carousels, pull out larder cupboards. Integrated Neff appliances include double oven, microwave, induction hob and dishwasher. One and a half bowl sink drainer unit with mixer tap, space for American style fridge freezer, down lighters, tiled flooring.

The dining/ family area has side facing double glazed window and rear facing double glazed French doors to garden, down lighters, television aerial point and tiled flooring.

Utility Room

21' 6" x 6' 9" (6.55m x 2.06m)
Two rear facing double glazed windows, door to garden, approximately two thirds of the room is fitted with shaker style wall and floor mounted units matching the kitchen, with soft close drawers and cupboards. The rest of the room is dedicated laundry area with stainless steel sink drainer unit and mixer tap with space and plumbing for washing machine and tumble dryer. Door to garage.

First Floor Half Landing

Front facing double glazed dormer window with deep display shelf and stairs/ door to bedroom three and stairs to upper first floor landing.

Upper First Floor Landing

Access to loft space via hatch, door to airing cupboard housing hot water tank, ceiling light and doors to:-

Bedroom One

14' x 17' 6" (4.27m x 5.33m)

Front facing double glazed dormer window, side facing double glazed window, fitted wardrobes, fitted drawers, fitted bedside units and dressing table, television aerial point, door to:-

En-Suite

6' 5" x 6' 2" plus shower recess (1.96m x 1.88m plus shower recess)

Front facing double glazed dormer window, floating three drawer unit with surface mounted wash hand basin and mixer tap, shower enclosure with Aqualisa digital shower, heated towel rail, tiled flooring, down lighters and combined extractor fan.

Bedroom Two

17' 4" max x 13' 10" max (5.28m max x 4.22m max)

Side and rear facing double glazed windows, fitted wardrobes, fitted bedside units, fitted dressing table, two double panel radiators and ceiling lights.

Bedroom Three

15' x 11' 10" (4.57m x 3.61m)

This room is accessed via a short staircase from the half landing and has a front facing double glazed dormer window, double panel radiator, television aerial point and door to eaves storage area.

Bedroom Four

11' 9" x 10' (3.58m x 3.05m)

Currently being used as a study. Side facing double glazed dormer window with shutters, fitted wardrobes, ceiling light, double panel radiator.

Family Bathroom

8' 5" x 7' 6" (2.57m x 2.29m)

Side facing double glazed window, bath with mixer tap and hand shower, close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, heated towel rail, down lighters with combined extractor fan, tiled flooring and walls.

Outside Front

To the front of the property which is approached via resin bound driveway there is a large lawned area, plus flower beds to the front and side. Ample parking for multiple vehicles is found to the front and side of the property.

Double Garage

15' 3" x 17' 5" (4.65m x 5.31m)

Side facing double glazed windows, electric powered garage door, floor mounted Worcester Bosch oil fired central heating boiler.

Outside Rear & Side Areas

The rear and side gardens offer a good level of privacy with mature trees to the boundaries and the rear backing onto fields. The gardens are mainly laid to lawn with flower bed adjacent to the large patio adjoining the house providing space to relax and enjoy the garden vista. There is a concealed area housing the oil tank and garden storage to the right of the patio and further storage is provided by a uPVC garden shed at the bottom of the garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MAL307550 - 0005