



Connells

Coppice Ridge Lockhill
Upper Sapey Worcester



Property Description

A rare opportunity to purchase a four bedroom detached bungalow in a peaceful rural location near to Sapey Golf Course. The property comprises four bedrooms, two with Ensuites, two reception rooms and enjoys countryside views and large gardens.

Entrance Porch

Double glazed door to front aspect, ceiling spotlight, bricked walls, tiled floor and door to:

Entrance Hall

Obscured double glazed door leading to L-Shaped entrance hall, 2 ceiling lights, radiator, 2 large storage cupboards, fitted carpet and doors to:

Lounge

19' 7" x 14' 7" plus bay window (5.97m x 4.45m plus bay window)

With restricted headheight and steps from hallway.

Double glazed bay window to front aspect, patio doors to rear garden, ceiling light, 2 spotlights, large feature brick fireplace, fitted carpet.

Dining Room

13' 7" max into recess x 12' 8" (4.14m max into recess x 3.86m)

Double glazed window to front aspect, ceiling light, 2 wall lights, radiator and fitted carpet.

Kitchen

13' 5" max x 10' 11" (4.09m max x 3.33m)

Double glazed window to front aspect, ceiling strip light, spotlight, fitted kitchen comprising a range of wall & base units with work surfaces over, 1 1/2 bowl sink drainer unit, tile effect flooring, partly tiled walls, white goods included, induction cooker, radiator and door to:

Utility Room

5' 6" x 9' 3" (1.68m x 2.82m)

Space & plumbing for washing machine, wall 7 base cupboards with work surfaces, single drainer sink unit, ceiling light, access hatch to loft space, tiled flooring, 'Greenstar Heatslave' boiler and door to outside.

Bedroom One

15' x 11' 5" (4.57m x 3.48m)

Triple glazed window to rear aspect, ceiling light, radiator and fitted carpet.

En-Suite

Double glazed window to side aspect, ceiling light, partly tiled walls, walk in shower cubicle & tray, wash hand basin, low flush WC, tiled shelf, non-slip flooring, radiator.

Bedroom Two

13' x 9' 8" (3.96m x 2.95m)

Double glazed window overlooking front garden, ceiling light, radiator, fitted carpet.

En-Suite

Ceiling light, shower enclosed cubicle & tray, partly tiled walls, low flush WC, wash hand basin, radiator, non-slip flooring.

Bedroom Three

8' 5" x 11' 6" (2.57m x 3.51m)

Double glazed window to rear aspect, ceiling light, radiator, fitted carpet.

Bedroom Four

11' 5" x 6' 6" (3.48m x 1.98m)

Double glazed window to rear, ceiling light, radiator, fitted carpet.

Bathroom

Obscured double glazed window to side aspect, ceiling light, suite

comprising panelled bath with shower over, low flush WC, wash hand basin, partly tiled wall surround, radiator, tiled shelf, fitted carpet.

Outside

The property is approached via double width five bar gate and a large gravelled driveway provides parking for more than one vehicle. The pretty borders are planted with a variety of shrubs and bushes and there is a small lawned area and the front is enclosed by fencing. The driveway provides access to the:

Large Garage

16' 6" max x 16' 5" max (5.03m max x 5.00m max)

With up and over doors, power & light.

Rear Garden

A patio area leads to the first lawned area and there is an archway leading to the large main garden which is also laid to lawn with a variety of trees, shrubs and bushes. The garden is enclosed by fencing and hedging to maintain privacy.





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.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WOR314487

directions to this property:

Head north out of Worcester city centre on A38 keeping left onto A449, Barbourne Road. At the roundabout take the 1st exit and stay on the A449. After approximately 2 miles take the exit onto the A4133 and at the roundabout take the 1st exit onto Holt Fleet Road. After 2 miles turn right onto the A443 and after approximately another 2 miles turn left onto the B4203, Springfield Road. Take the turning right onto Church Lane and the property can be found on the left hand side.

EPC Rating: C



Tenure: Freehold



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