



Connells

Orchard View
Upton Snodsbury



Property Description

A beautifully presented four bedroom detached bungalow situated in the sought after village location of Upton Snodsbury, the property benefits from, hallway, four bedrooms, family bathroom, cloakroom and en-suite off of bedroom one. Open plan sitting/ dining/ kitchen area, part converted double garage, utility, parking, rear garden. This property is also being offered with NO ONWARD CHAIN!

Location

Upton Snodsbury occupies a truly prime location in the English countryside. For nature lovers and those wanting to get outdoors, the surrounding area has walking trails at Grafton Wood Nature Reserve; fishing at Coppice Lake, and the historic gardens and lakes of Spetchley Park. Located in the sought after picturesque village of Upton Snodsbury with good amenities including a shop with post office, first school, church, public house, coffee shop and parish park. There are close access to Stratford, Redditch, Droitwich and railway transport links with Worcester Parkway, Droitwich, Pershore and Worcester stations close.

Accommodation Details

The property comprises of entrance hall, cloakroom, open plan sitting/ dining/ kitchen, utility room, inner hallway, bedroom one with en-suite, three further bedrooms and bathroom.

The property further benefits from having generous driveway providing off road parking

for multiple cars, garage and enclosed rear garden.

Entrance Hall

Doors to open plan sitting/ dining/ kitchen, garage and bedroom one. Spotlights, wooden laminate flooring.

Cloakroom

Vanity wash hand basin, WC, chrome heated towel rail, spotlights, tiled flooring.

Open Plan

Sitting/ Dining/ Kitchen

37' x 19' 10" (11.28m x 6.05m)

Rear facing uPVC double glazed patio doors to garden with windows surrounding, doors to inner hallway, bedrooms and bathroom. Spotlights, television aerial point, vertical radiator, brick fireplace with marble hearth, wooden laminate flooring.

Kitchen area: Fitted kitchen with a range of floor mounted units and eye level units, marble work surfaces, single bowl sink drainer with mixer tap, integrated dishwasher, integrated microwave oven, integrated electric oven, induction hob with cookerhood over, integrated fridge and freezer, smoke alarm, three ceiling lights, wall mounted air conditioning/ heater unit.

Utility Room

14' 10" x 5' 7" (4.52m x 1.70m)

Side facing double glazed door to outside, sink unit, space and plumbing for washing machine, space for tumble dryer, spotlights, fusebox.

Inner Hallway

Doors to bedrooms, bathroom and cloakroom, access to loft space via hatch, spotlights, wooden laminate flooring.

Bedroom One

15' 2" x 15' (4.62m x 4.57m)

Front facing uPVC double glazed window, door to en-suite, two pendant ceiling lights, television aerial point, wall mounted air conditioning/ heating unit, carpet flooring.

En-Suite

WC, wall mounted wash hand basin, wall mounted mirrored cupboard, walk in shower, spotlights.

Bedroom Two

24' x 12' 3" plus wardrobes (7.32m x 3.73m plus wardrobes)

Rear facing uPVC patio door to garden with windows above, three ceiling light points, wall mounted air conditioning/ heating unit, fitted wardrobes, fitted bedside units, fitted vanity desk, walk in wardrobe area with spotlights, fitted shelving and cupboard space.

Bedroom Three

23' 4" x 10' 11" (7.11m x 3.33m)

Rear facing uPVC double glazed windows, two ceiling light points, wall mounted air conditioning/ heating unit, carpet flooring.

Bedroom Four

12' 7" x 9' 1" (3.84m x 2.77m)

Side facing uPVC obscure double glazed window, spotlights, double panel radiator and carpet flooring.

Bathroom

Fully tiled suite, vanity wash hand basin with fitted drawers and mirrored cupboard with lighting above, WC, freestanding bath, walk in shower with glass shower screen, spotlights, vertical radiator and tiled flooring.

Outside Front

To the front of the property there is gated access to a stone chipped driveway providing off road parking for multiple cars, side access to rear, mature shrubs surrounding and outside courtesy lighting.

Part Converted Double Garage

14' 10" x 10' 2" (4.52m x 3.10m)

Part converted with electric roller door, door to utility room.

Outside Rear

To the rear of the property there is an enclosed garden with large tiered decked area, laid to lawn area with mature trees and shrubs, part stoned area with flower beds and garden shed.

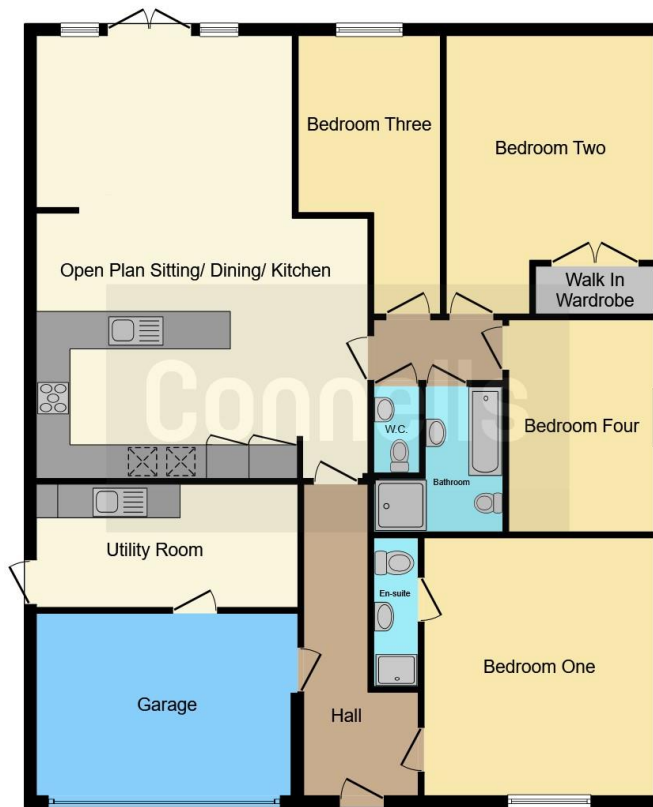
Services

All mains apart from gas are connected to the property. The property also has solar panels.









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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Ankerage Green
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view this property online

EPC Rating: C

Directions to this property:

From Connells Warndon Villages office turn left out of Ankerage Green onto Mill Wood Drive, turn left at the round-a-bout onto Woodgreen Drive, proceed straight over the first round-a-bout and turn left at the next round-a-bout onto Newtown Road (B4636), at the round-a-bout turn right onto the dual carriage way (A4440 Nunnery Way), turn left at the roundabout onto A44, proceed straight over the round-a-bout onto A422, continue for some distance and turn right onto Pershore Road, continue for short distance and turn right into Church Lane, continue for a short distance and turn left onto School Lane, continue for a short distance around the bend where you will find the property located on the left hand side by our Connells For Sale board.

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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