



Butterley

Tenbury Wells, HR7 4NG

£675,000

An individual home to be found in a rural location offering spacious living accommodation, extensive storage, double garage and set in a plot of approximately 0.45 of an acre.

Accommodation consists of four bedrooms (primary bedroom with an ensuite), living room, kitchen/diner, separate dining room, utility room, downstairs wc, family bathroom and a conservatory.

Double glazed, shared private drainage, lpg central heating, the water supply is pws (private water supply fed from a well). EPC E. Council Tax E.

Directions: What3words: Marinated.uses.solids

Entrance Porch

(5' 3" x 3' 11" (1.6m x 1.2m))

Useful for boot storage and door opens to the entrance hall

Entrance Hall

Spacious room with a fitted carpet and two radiators. A lovely art deco fireplace sits in the corner, doors open to the living accommodation, double garage and stairs lead to the first floor.

Living Room

(10' 6" x 22' 4" (3.2m x 6.8m))

Having a fitted carpet, two radiators and a living flame lpg gas fire sits in a stone chimney breast. There are sliding patio doors to the rear patio seating area and double doors open to the conservatory

Dining Room

(13' 9" x 9' 6" (4.2m x 2.9m))

Fitted carpet, radiator, space for a full dining table and chairs. The window overlooks the pretty rear gardens

Kitchen Diner

(12' 6" x 18' 1" (3.8m x 5.5m))

Matching range of fitted wall and base units with laminate work tops, integrated appliances include a Bosch eye level electric double oven, an induction hob with an extraction unit over, integrated dishwasher, one and a half bowl composite sink and drainer, space for table and chairs, radiator and dual aspect windows

WC

White wc and vanity wash basin with cupboards

Utility Room

(7' 7" x 11' 6" (2.3m x 3.5m))

Fitted wall and base units with laminate work top, stainless steel sink and drainer, space and plumbing for a washing machine, radiator and doors lead into the conservatory and also to a patio seating area

Conservatory

(12' 6" x 13' 1" (3.8m x 4m))

Lovely conservatory with tiled flooring, ceiling light and fan, door lead out to the rear gardens

First Floor Landing

Galleried landing with a fitted carpet and two Velux windows. There is an incredible amount of under eaves storage available all along the landing. Airing Cupboard with shelving and an immersion hot water tank

Bedroom One

(11' 6" x 9' 10" (3.5m x 3m))

Double bedroom with a fitted carpet, radiator and dual aspect windows. There are fitted drawers, fitted dressing table and bedside tables. There is also a built-in triple wardrobe with mirrored doors

Ensuite

(4' 7" x 7' 10" (1.4m x 2.4m))

Coloured suite comprised of wc, vanity basin unit, separate shower enclosure with a thermostatic shower and a window to the front elevation

Bedroom Two

(11' 2" x 11' 2" (3.4m x 3.4m))

Double bedroom with a fitted carpet, radiator, walk-in wardrobe with hanging rail and shelving, window overlooking the pretty gardens having countryside views



Bedroom Three

(9' 6" x 11' 10" (2.9m x 3.6m))

Fitted carpet, radiator, access to loft space, window to the rear elevation with far reaching views

Bathroom

(12' 2" x 5' 7" (3.7m x 1.7m))

Coloured suite comprised of wc, vanity basin unit, bath, separate shower enclosure with a thermostatic shower, radiator and window to the side elevation

Bedroom Four

(6' 7" x 11' 6" (2m x 3.5m))

Having a fitted carpet, built-in cupboard and window to the side elevation with farmland views

Garage

(19' 8" x 18' 8" (6m x 5.7m))

Integrated double garage with concrete flooring, water tap, overhead lighting and power points. Wall hung lpg Worcester boiler

Outside

Set in a plot of approximately 0.45 of an acre and there is ample driveway parking. The landscaped gardens have established flower beds with mature shrubs, flowering plants and trees. There are numerous patio seating areas surrounding Orchard Place to enjoy the sunlight and tranquillity this property offers. There are two garden sheds, workshop, outside water tap and outside security lighting.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

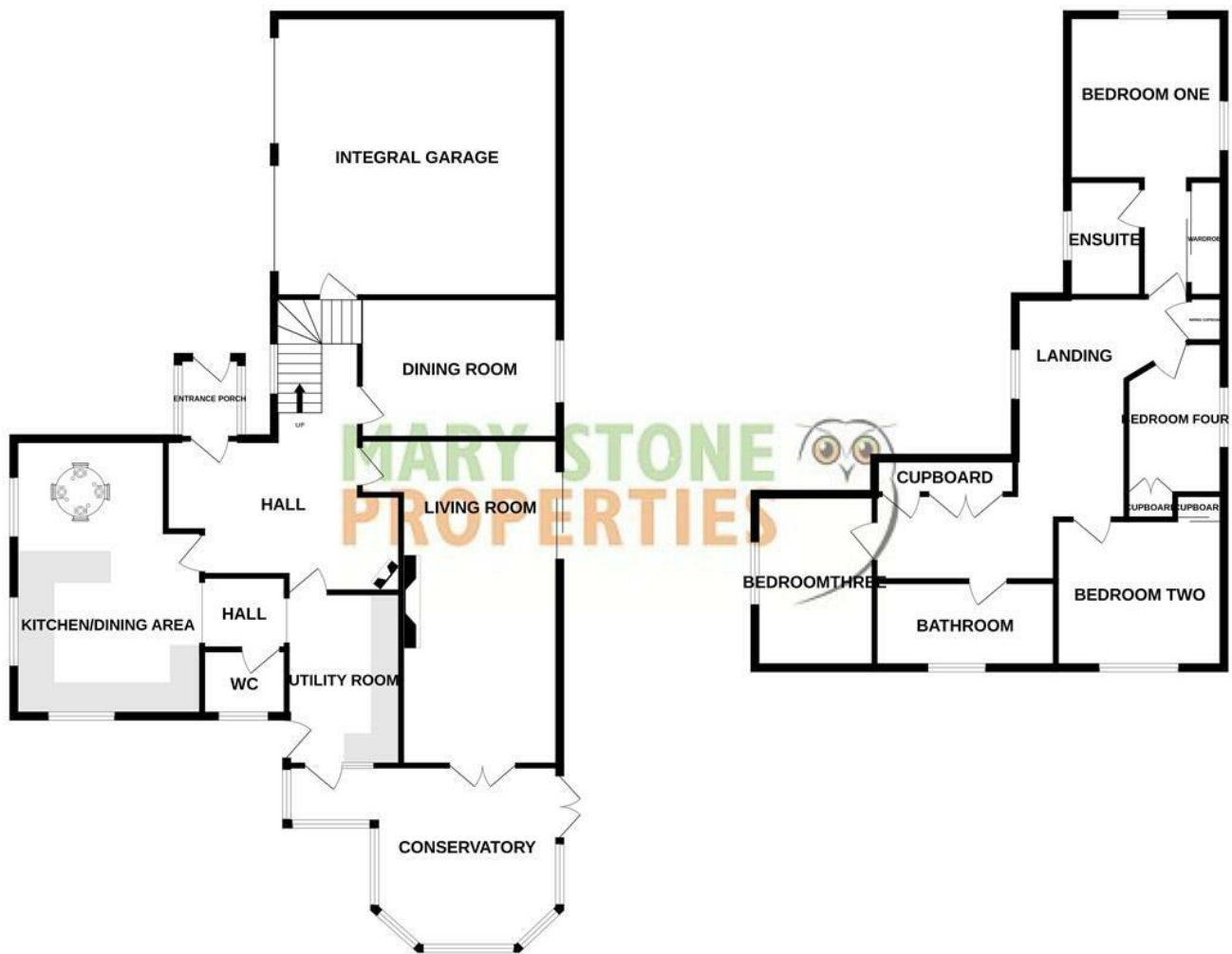
Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



GROUND FLOOR
1471 sq.ft. (136.7 sq.m.) approx.

1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 2246 sq.ft. (208.7 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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