



The Lenches Flyford Flavell

Asking Price: £635,000

- **DETACHED FIVE BEDROOM FAMILY HOME**
- Living room with wood burning stove
- Lounge/formal dining room
- Superb kitchen/dining/family room
- Separate utility room
- Master bedroom with en-suite shower room
- Driveway and carport
- South Westerly facing rear garden
- Privately owned solar panels

Nigel Poole
& Partners

The Lenches

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****DETACHED FIVE BEDROOM FAMILY HOME IN THE THRIVING VILLAGE OF FLYFORD FLAVELL****

Entrance hall, cloakroom, living room, study, lounge, superb kitchen/breakfast/family room and utility room. First floor are five bedrooms and a family bathroom. The loft space has been converted making an ideal space for working from home. The private South-Westerly facing rear garden is laid to lawn with mature planting and patio seating areas. Driveway with ample parking with electronic gates and the car port provides parking and also storage. Flyford Flavell has an excellent pub in the centre of the village, and a first school. A garage and another pub and cafe lie on the periphery of the village. Bowbrook House School is approximately six miles and is a mixed independent school for around 200 pupils aged 3 to 16 with around 30 teaching staff. It is located in a Georgian mansion set on a 14-acre campus. Situated in a rural village with easy access to Worcester city centre and Worcestershire Parkway.

Entrance Hall

Double glazed windows to the front aspect. Doors to the living room, kitchen/dining/family room. Stairs rising to the first floor. Wood style flooring. Covered radiator.

Living Room 22' 11" x 13' 10" (6.98m x 4.21m)

Double glazed windows to the side aspect. Double glazed patio doors and windows to the garden. Wood burning stove with wood mantle over. Contemporary radiator. French doors to the study.

Study 12' 9" x 5' 11" (3.88m x 1.80m)

Double glazed windows to the front and side aspects. Radiator.

Kitchen/Dining/Family Room 28' 1" max x 15' 11" (8.55m x 4.85m)

Double glazed windows to the rear aspect. Wall and base units surmounted by Quartz work surface and splashbacks. Stainless steel sink with mixer taps. Integrated dishwasher, Nexus five ring induction hob, double oven and grill with extractor over, AEG coffee machine, Bosch microwave oven and single oven. Island with Quartz work surface and storage under. Integrated wine fridge. Karndean flooring. Door to utility room. The dining area has double glazed windows to the front aspect. Door to lounge. Radiator.



Lounge 16' 5" x 15' 11" (5.00m x 4.85m)

Two double glazed windows to the front aspect. Radiator.

Utility Room 12' 6" x 8' 11" (3.81m x 2.72m)

Double glazed window to the rear aspect. Base units surmounted by work surface with stainless steel sink and drainer. Tiled splashbacks. Space and plumbing for a washing machine and a tumble dryer. Space for a fridge freezer. Tiled flooring. Obscure double-glazed door leading to the rear garden. Doors to the cloakroom and cupboard housing the oil-fired boiler.

Cloakroom 5' 8" x 3' 4" (1.73m x 1.02m)

Double glazed obscure window to the rear aspect. Pedestal wash hand basin and low flush w.c. Extractor fan. Tiled flooring.

Landing

Double glazed window to the front aspect. Doors to five bedrooms and a family bathroom. Stairs rising to the loft space. Coving to ceiling. Radiator.

Master Bedroom 20' 3" x 12' 0" (6.17m x 3.65m)

Double glazed windows to the front aspect. Fitted wardrobe. Door to the en-suite shower room. Radiator.

En-suite 16' 5" x 5' 11" (5.00m x 1.80m)

Two double glazed windows to the rear aspect. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Shower cubicle with mains fed shower. Central heated towel rail. Access to the loft. Extractor fan. Radiator.

Bedroom Two 13' 10" x 11' 8" (4.21m x 3.55m)

Double glazed windows to the front aspect. Radiator.

Bedroom Three 11' 3" x 10' 11" (3.43m x 3.32m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four 8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to the front aspect. Fitted wardrobe. Radiator.

Bedroom Five 8' 5" x 10' 11" (2.56m x 3.32m)

Double glazed window to the front aspect. Radiator.

Family Bathroom 7' 10" x 7' 7" (2.39m x 2.31m)

Double glazed window to the rear aspect. Vanity wash hand basin and low flush w.c. with mixer tap. Panelled bath with mains shower over. Central heated towel rail. Shaver point.

Attic 30' 1" x 10' 10" (9.16m x 3.30m)

Converted-ideal office space.



Rear Garden

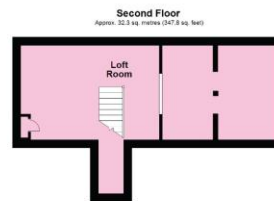
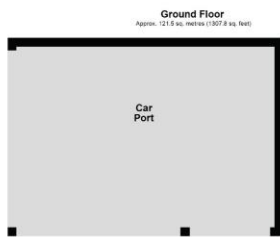
The South Westerly facing rear garden is private and with mature planting. Laid to lawn with patio seating areas with a feature pergola. Solar panels on the roof. Garden shed. Water tap. Outside light.



Council Tax Band: G

Tenure: Freehold





Total area approx. 251.0 sq. metres (2702.1 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every effort has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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