



# Croft Road Upton Snodsbury

Offers in excess of: £500,000

- Three bedroom detached bungalow
- Living room with multi-fuel stove
- Superb kitchen/dining room
- Separate utility room
- Master bedroom with fitted wardrobes and en-suite
- Garage and driveway
- Well established garden with views to the local church
- Sought after village location with amenities

Nigel Poole  
& Partners



# Croft Road

Upton Snodsbury

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**\*\*AN EXTREMELY WELL-PRESENTED DETACHED BUNGALOW IN A SUPERB LOCATION WITH VIEWS TO THE VILLAGE CHURCH\*\*** The light and airy entrance hall has engineered Oak flooring. The focal point of the living room being the multi-fuel stove with marble hearth. Superb kitchen/dining room with integrated appliances, French doors to the rear garden and a separate utility room. Three bedrooms-master with fitted wardrobes and en-suite. Shower room. Garage and parking for at least two vehicles. The garden extends around the bungalow and is laid to lawn with patio seating areas. An abundance of pretty mature planting. Cul-de-sac location in the beautiful village of Upton Snodsbury with Kenelm's Church and amenities including a pub, coffee shop, post office with store, first school, village hall and recreational area. The village is surrounded by countryside with easy access to the Cathedral City of Worcester.

## Front

Block paved driveway, lawn and planting. Gated pathway to the storm porch, garage and rear garden.

## Entrance Hall

Doors to the living room, kitchen/dining room, utility room, shower room, storage cupboard and three bedrooms. Access to the loft (part boarded with light and ladder). Engineered oak flooring. Two radiators.

## Living Room 16' 1" x 13' 7" (4.90m x 4.14m)

Double glazed windows to the front and side aspects. Brick fireplace with oak mantle and marble hearth housing the multi-fuel stove. Two radiators.



## Kitchen/Dining Room 16' 2" x 10' 7" (4.92m x 3.22m)

Double glazed window and French doors to the rear aspect. Wall and base units surmounted by work surface. One and a half sink and drainer with mixer tap. Tiled splashbacks. Integrated eye level oven, induction hob and extractor fan. Integrated dishwasher and fridge freezer. Space for a dining table. Engineered oak flooring. Contemporary radiator.



## Utility 6' 3" x 5' 1" (1.90m x 1.55m)

Obscure double glazed window to the rear aspect. Base units and storage cupboard. Stainless steel sink with mixer tap. Aqua splashbacks. Space and plumbing for appliances.

## Master Bedroom 12' 3" x 11' 7" (3.73m x 3.53m) max

Double glazed window to the front aspect. Two fitted wardrobes. Door to the en-suite. Radiator.

## En-suite 8' 10" x 3' 2" (2.69m x 0.96m)

Obscure double glazed window to the rear aspect. Shower cubicle with mains fed rainfall shower. Vanity wash hand basin and low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring.

## Bedroom Two 8' 11" x 12' 1" (2.72m x 3.68m)

Double glazed window to the front aspect. Radiator.

## Bedroom Three/Study 10' 5" x 9' 8" (3.17m x 2.94m)

Double glazed French doors to the conservatory. Radiator.



## Conservatory 13' 4" x 8' 1" (4.06m x 2.46m) max

Built of brick with double glazed windows. Obscure double glazed door to the side aspect and double glazed French doors to the garden. Radiator.



## Shower Room 6' 3" x 5' 11" (1.90m x 1.80m)

Obscure double glazed window to the rear aspect. Shower cubicle with Mira electric shower. Pedestal wash hand basin and low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring.

## Garage 17' 3" x 8' 3" (5.25m x 2.51m)

Up and over door. Power and light.

## Garden

Laid to lawn with patio seating areas and an abundance of planting. Outside water tap. Views to the church. Access to the garage and gated access to the front of the property. Worcester oil fired boiler. Oil tank.

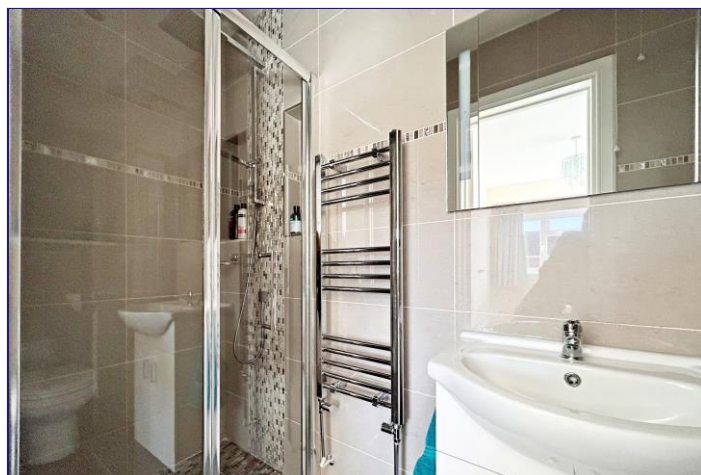


**Tenure: Freehold Council Tax Band: E**

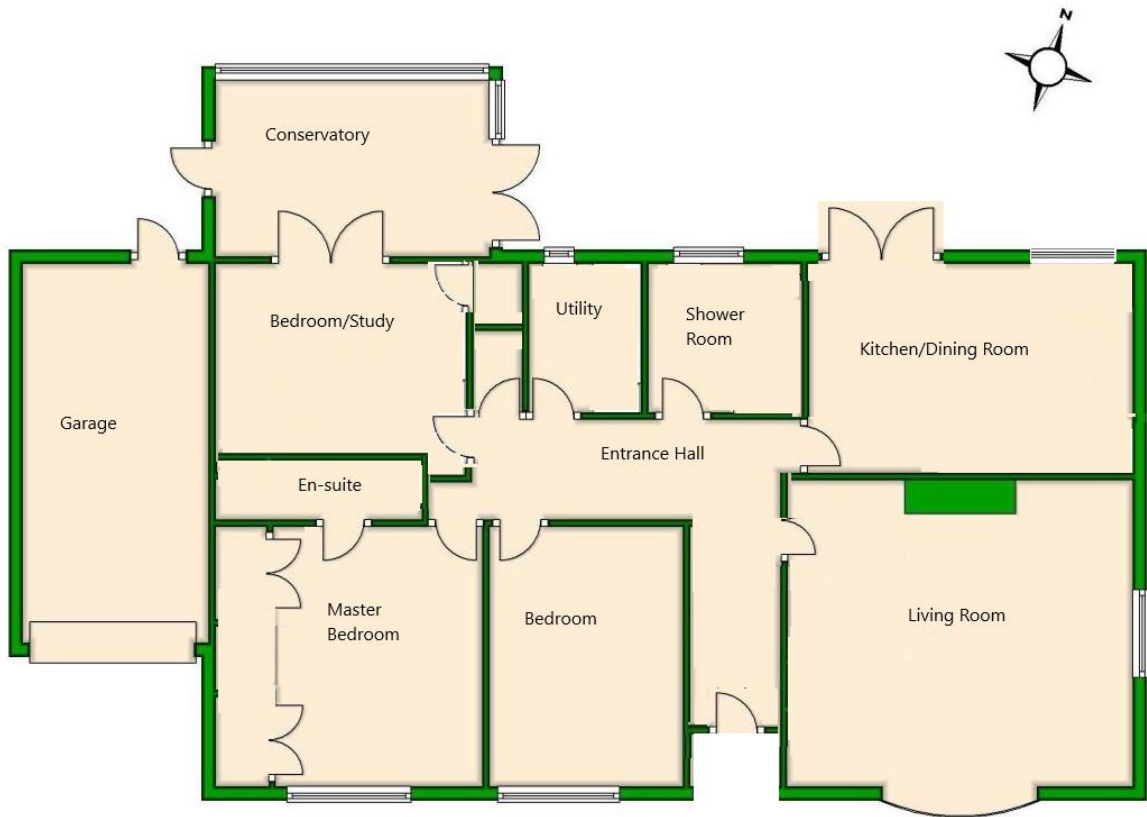
### Broadband and Mobile Information

**To check broadband speeds and mobile coverage for this property please visit:**

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode **WR7 4NS**







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