



Wadborough Road, Littleworth

Worcester

£535,000

- Well presented detached three double bedroom bungalow
- Kitchen with integrated appliances and bi-fold doors to rear garden
- Living room with patio doors to rear garden
- Bedroom two with an en-suite
- Well established pretty fore and rear gardens
- Driveway and double garage
- Storage/workshop/garage and log store

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****THREE BEDROOM DETACHED BUNGALOW LOCATED IN THE POPULAR VILLAGE OF LITTLEWORTH****

This light and airy bungalow is finished and presented to a high standard. Entrance hall; living room with patio doors to the rear garden; dining room with a multi-fuel stove; kitchen with bi-fold doors to the rear garden, three double bedrooms, bedroom two has an en-suite and there is a family bathroom. The South-Westerly facing rear garden with mature trees, shrubs and planting. Both patio and decked areas overlook open countryside. Driveway with parking for several vehicles. Storage/workshop/garage and log store. Littleworth is a village on the outskirts of Worcester approx 5 miles from the city centre and approx 1.2 miles from Worcestershire Parkway railway station.

Front

Sweeping tarmacadam/block paved driveway with parking for several vehicles. The fore garden is laid to lawn with a variety of planting. Storm porch. Outside light.

Entrance Hall

Composite entrance door with decorative central glass panels together with additional decorative side glass panels. Storage cupboard with double doors including hanging rail and shelving. Wood style flooring. Radiator.

Dining Room 20' 5" max x 10' 11" (6.22m x 3.32m)

Double glazed windows to the front and side aspects. Multi-fuel stove with slate tile surround and hearth Oak style mantle. Radiator.

Living Room 16' 0" x 12' 8" (4.87m x 3.86m)

Double glazed window to the front aspect and sliding patio doors to the rear garden with sun canopy over. Wall lighting. Radiator.



Kitchen/Breakfast Room 20' 4" max x 11' 10" max

(6.19m x 3.60m)

Double glazed lantern to the ceiling. Double glazed windows and bi-fold doors. Wall and base units surmounted with solid Oak work surface, two inset wine racks, pull out larder cupboard and under pelmet lighting. One and a half sink and drainer with mixer tap. Brushed chrome splashbacks. Integrated appliances to include Neff four ring electric hob with extractor over, Beko washing machine, Beko dishwasher, Electrolux fridge freezer, Neff combined microwave, single oven, grill and steamer. Two contemporary brushed chrome vertical radiators. Cupboard housing Worcester Bosch oil fired boiler, shelving and electric consumer unit. LED spotlights to the ceiling. Access to bedroom two and shower room.



Master Bedroom 10' 0" max x 11' 11" max (3.05m x 3.63m)

Double glazed window to the front aspect. Fitted wardrobe with hanging rail and shelving. Radiator.

Bedroom Two 10' 10" max x 10' 0" max (3.30m x 3.05m)

Double glazed window to the rear aspect. Fitted wardrobe with hanging rail and shelving. Radiator.

En-Suite 6' 0" x 5' 6" max (1.83m x 1.68m)

Obscure double-glazed window to the rear aspect. Vanity wash hand basin and low flush w.c. Shower cubicle with mains dual shower heads. Tiled splashbacks. Chrome central heated ladder rail. Spotlights to ceiling. Demister wall mirror with light. Extractor fan.

Bedroom Three 10' 0" max x 10' 0" max (3.05m x 3.05m)

Double glazed window to the side aspect. Access to the loft with ladder. Radiator.

Family Bathroom 8' 9" max x 6' 4" max (2.66m x 1.93m)

Two obscure double-glazed windows to the side aspect. Vanity wash hand basin and low flush w.c. Panelled bath with mains dual shower head. Tiled splashbacks. Tile style flooring. Chrome central heated ladder rail. Storage cupboard.

Rear Garden

The South-Westerly facing rear garden backs onto open countryside with uninterrupted views to fields beyond. Laid to lawn with a patio seating area and a variety of shrubs, flower borders. Oak, Ash & Juniper trees. There is a retractable awning over the kitchen and living room giving partial shade to the patio area. Outside lighting. Separate decked area to the side of the wood garage provides extra seating. Pathway to the rear running the width of the garden leading to additional garden shed and vegetable area plus pathway to the side where the oil tank and two water butts are situated. Screen to the side with trellis fence and Jasmine shielding the garden from the driveway. Access to both garages, workshop, potting shed and log store.



Double Garage 17' 1" x 15' 11" (5.20m x 4.85m)

Up and over door plus single door at the side. Double glazed windows to the front. Power and lighting. Insulated. Outside lights. There is an additional workshop to the rear of the double garage with window to the rear. Power and lighting.

Garage 18' 3" x 11' 10" (5.56m x 3.60m)

Ideal for conversion to a home office. Double glazed windows to the side aspect. Door with glass panel to the side. Power and lighting. Insulated.

Tenure: Freehold

Council Tax Band: E





Ground Floor
Approx. 169.6 sq. metres (1825.8 sq. feet)



Total area: approx. 169.6 sq. metres (1825.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt 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		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 WR10 2LB

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