



Woodview Close, Upton Snodsbury

Asking Price: £335,000

- Two double bedroom semi-detached bungalow with stunning rear views over open countryside
- Quiet cul-de-sac location of 22 residential properties built by Owl Homes
- Presented to a high standard and neutrally decorated throughout
- South facing rear garden
- Kitchen/dining room with integrated appliances
- Master bedroom with fitted wardrobes
- Sweeping drive with parking for approx. 4 vehicles
- Completed in November 2022 with approx. 7.5 years remaining on NHBC guarantee

Nigel Poole
& Partners

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****TWO BEDROOM SEMI-DETACHED BUNGALOW WITH SOUTH FACING REAR GARDEN AND VIEWS OVER OPEN COUNTRYSIDE**** Located in a quiet cul-de-sac of just 22 residential properties built by Owl Homes and positioned next to the estate's open green space. Well-presented and neutrally decorated throughout. Entrance hall with cloaks cupboard; lounge with views over green space; kitchen with French doors into the garden and integrated appliances including induction hob, oven, oven/microwave, dishwasher, fridge, freezer and washer/dryer. Master bedroom (with fitted wardrobes) to the rear enjoying countryside views. Sweeping drive with electric vehicle charging point and parking for approx. four vehicles. Completed in November 2022 the bungalow still has approx. 7.5 years remaining on the NHBC guarantee.

Front

Pathway leading to entrance door under a canopy porch. Lawn with flower beds containing bluebells and crocuses. Block paved sweeping drive providing parking for around four vehicles. Electric vehicle charging point. Gated access from drive into the rear garden.

Entrance Hall

Double glazed composite entrance door with obscure side window. Storage/cloaks cupboard. Access into loft (which is full length, insulated and part boarded to provide access to the solar panels and with a light). Doors into lounge, kitchen/dining room, bedrooms and shower room.

Lounge 12' 5" x 11' 4" (3.78m x 3.45m)

Double glazed window to the front aspect with views over the estate's green/open space. Television point. USB socket. Radiator.



Kitchen/Dining Room 12' 7" x 11' 6" (3.83m x 3.50m)

Double glazed French doors with side windows enjoying stunning views over the South facing garden onto open countryside/fields beyond. Range of light grey wall and base units (all with soft close fittings) surmounted by work surface with upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include Samsung 'eye level' oven and oven/microwave; four ring induction hob with extractor hood and stainless-steel splash back; fridge and freezer; dishwasher; AEG washer/dryer. One wall unit houses the Worcester LPG-fired combination boiler. Down lights to ceiling. USB socket. Tiled effect flooring.



Bedroom One

Double glazed window to the rear aspect with views. Fitted wardrobes. Radiator. Television point. USB socket.



View from bedroom one

Bedroom Two 12' 8" x 11' 7" max (3.86m x 3.53m)

Double glazed window to the front aspect. Radiator. Television point. USB socket.



Shower Room 8' 0" x 6' 2" (2.44m x 1.88m)

Obscure double glazed window to the rear aspect. Large shower cubicle with mains fed shower. Wall mounted wash hand basin. Low flush w.c. Part tiled walls. Ladder/towel radiator. Shaver point. Extractor fan. Wood effect flooring.



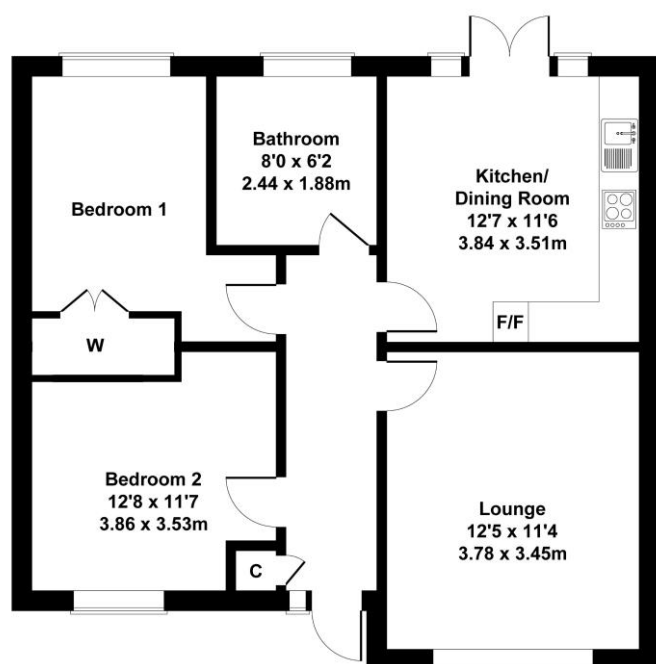
South Facing Rear Garden

Enclosed with low/open fencing to the rear to enjoy views of surrounding countryside. Gated side access onto drive. Laid to lawn with paved areas (one suitable for a garden store).



9 Woodview Close, Upton Snodsbury WR7 4PZ

Approximate Gross Internal Area
723 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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Additional Information

The heating in the bedrooms is controlled by a thermostat in the main bedroom. The thermostat in the entrance hall controls rest of the bungalow.

The smoke detector and carbon monoxide alarms are hard wired and located in the kitchen.

There are two solar panels which were installed by the developer. There is a meter in the cloaks cupboard which shows energy stored however the current owner has not investigated making use of the energy.

There is a strip of land running behind the garden defined by fencing which is maintained by the management company.

There are LGP tanks located in the 'open green space' which serve the estate. Each household is metered.

Management Company

Trustgreen is the estate's open space management company. £500 per annum is paid to them for the maintenance of all public areas.

Tenure: Freehold

Council Tax Band: C

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 4PZ

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.



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