



Bloore King & Kavanagh

Sales & Lettings



5 Castle Close
Tenbury Wells, WR15 8AY

£385,000

Spacious Four/Five bedroom detached versatile family home, giving you approximately 160 square meters of accommodation and set in a quiet cul-de-sac location with open space behind. There is ample driveway parking to the front of the property, the garden is accessed by double gates to a generous patio area ideal for family entertaining, there is a lawned area and a hard standing area ideal for a caravan/motorhome. The rear gardens are fully fenced and the front lawned area has established rose borders and a fruitful peach tree.

The accommodation offers a kitchen diner, living room, conservatory, four bedrooms in the main house and fifth bedroom/office located to the right hand side of the property. Family bathroom, separate utility, downstairs WC, many storage cupboards and a garage. Fully double glazed and mains drainage.

Located close to Burford Primary School and the bus stop for Lacon Childe Secondary School is nearby.

EPC / Council Tax

Entrance Hallway

radiator, useful coat and shoe cupboard and an under stairs storage cupboard

Living Room

28' 5" x 11' 5" (8.66m x 3.48m)

spacious and light with double glazed windows to the front and rear aspects, open fireplace with tiled hearth and television shelf. Part fitted carpet and wooden floorboards. Two radiators, space for a breakfast table and chairs and a sliding door opens to the conservatory.

Kitchen Diner

18' 6" x 12' 11" (5.64m x 3.94m)

extensive range of matching wall and base units with one and a half bowl sink unit and laminate worktops. Built in wall shelves, feature wooden beams, recessed ceiling spotlights. Smeg Range Cooker with an electric oven and mains gas hob, space and plumbing for an American style Fridge/Freezer, space and plumbing for a dishwasher. A door opens to the enclosed side passageway and a door leads through to the utility room and a downstairs WC

Utility Room

with plumbing for washing machine and a tall store cupboard. Chrome towel rail radiator and a door to the WC

WC

With low level wc and hand basin. Part tiled.

Passageway

With access to the front driveway and to the rear gardens

Office/ Bedroom Five

10' 0" x 7' 3" (3.05m x 2.2m)

With a double glazed window to rear elevation, radiator and ceiling light.

Conservatory

19' 3" x 8' 9" (5.87m x 2.67m)

Wood panelling with quarry tile flooring. Feature chimney breast with an oak timber, radiator and wall lights. Two doors open to the patio garden. Mains gas fired central heating boiler

Garage

16' 9" x 8' 2" (5.1m x 2.5m)

With up and over door, overhead lights, shelving and a door opens to the passageway

Landing

With fitted carpet and access to loft space

Bedroom One

11' 9" x 10' 10" (3.58m x 3.3m)

double bedroom with a double glazed window to the front aspect. Fitted double wardrobes with mirrored doors and dressing table space, built in linen cupboard, fitted carpet and radiator.



Bedroom Two

9' 11" x 8' 11" (3.02m x 2.72m)

double bedroom with double glazed window to the rear elevation, radiator and a fitted carpet.

Bedroom Three

10' 2" x 9' 10" (3.1m x 3m)

double bedroom with a double glazed window to front and a built in wardrobe. Fitted carpet and radiator.

Bedroom Four

8' 3" x 5' 11" (2.51m x 1.8m)

Window to the side elevation, radiator and laminate flooring

Family Bathroom

7' 10" x 5' 3" (2.4m x 1.6m)

white suite comprising of wc, shower bath with curved glass shower door and an electric shower over, vanity unit and a mirrored cupboard, heated towel rail radiator and an extractor unit.

Outside

having a generous patio seating area ideal for entertaining and relaxing. There is also a lawned garden to the side of the property with a hard standing area for a caravan. Having panelled fencing, outside lighting and there is an outside water tap. There is ample driveway parking for potentially four cars to the front of the property, another outside water tap, lawned area and an established peach tree

Connected Person

Please be aware that this property is owned by an Employee/Director of Mary Stone Properties.

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
1198 sq.ft. (111.3 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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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