



Rigolo Naunton, Upton-Upon-Severn, WR8 0PY

£550,000

A very well presented and versatile detached property, situated in the quiet village of Naunton, outside of Upton, with excellent connection to Tewksbury and the M5. The property is arranged over two floors but lends itself very well to single level living with a large bedroom and wet room ensuite on the ground floor. The accommodation comprises; reception hallway, sitting room, dining room, kitchen, breakfast area, study with WC, ground floor bedroom with wet room, additional bathroom and WC, first floor landing, three bedrooms, one with en-suite WC. Outside, the property has a driveway for 3 cars, part converted garage/workshop, delightful rear garden with excellent access, greenhouse and timber observatory that could have a number of uses. We highly recommend an early viewing to appreciate the secluded position and flexible, spacious accommodation on offer.



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ENTRANCE HALLWAY

uPVC front door and large uPVC double glazed window side aspect opening into entrance hallway with tiled floor, doorway to:

GROUND FLOOR BEDROOM 13'5" x 11'2" (4.09m x 3.42m)

Front facing uPVC double glazed window, loft access point with drop-down ladder, radiator, wall mounted television point, sliding door to;

ENSUITE WET ROOM 6'2" x 8'11" (1.88m x 2.74m)

With wet style shower, wall mounted electric Mira shower power unit, low level WC, wall mounted wash handbasin, radiator, waterproof flooring, extractor fan.

INNER CENTRAL HALLWAY

Large uPVC double glazed window to the side aspect, radiator, tiled floor, airing cupboard with slatted shelving and radiator, doors to;

WC

Side facing obscure uPVC double glazed window, low level WC, tiled floor.

UTILITY ROOM 8'0" x 4'11" (2.46m x 1.50m)

Side facing with obscure uPVC double glazed window, range of eye and base level storage units, worked up with inset sink and drainer unit, space and plumbing for washing machine and tumble dryer, towel rail, part tiled walls.

BATHROOM 5'10" x 8'2" (1.80m x 2.50m)

Panel bath with shower attachment over and tiled splashed surrounds, low level WC, wash hand basin, radiator, extractor fan.

SITTING ROOM 18'0" x 12'4" (5.51m x 3.76m)

Dual aspect reception room with front and side facing uPVC double glazed windows, fireplace with stone surround and tiled hearth, radiator, fitted television plinth, wall mounted light points, open plan to dining room.

DINING ROOM 9'7" x 10'10" (2.93m x 3.31m)

Dual aspect with side and rear facing double glazed windows and door opening to rear garden, radiator, serving hatch to kitchen.

KITCHEN 11'11" x 19'5" (3.65m x 5.94m)

Rear facing with uPVC double glazed window overlooking the rear garden, kitchen with extensive range of wooden eye and base level units with granite worktops, inset stainless steel one and a half sink and drainer unit, integrated electric oven and hob with extractor hood over, space and plumbing for dishwasher. integrated refrigerator, corner space saving storage units, archway opens through to; Breakfast Room, with rear facing with uPVC double glazed door and large window opening and overlooking garden, continued tiled floor, space for dining table and chairs, space for standing fridge freezer, storage cupboard, door to study.

STUDY 11'3" x 7'8" (3.45m x 2.36m)

Dual aspect with double glazed windows to the side and the rear aspect, again overlooking the garden, radiator, ample power points, ideal for home working, door to garage, sliding door to;

CLOAKROOM 5'3" x 5'9" (1.62m x 1.76m)

Low level WC, wash basin, fitted handrails.

GARAGE 11'5" x 5'8" max (3.48m x 1.74m max)

Partially converted garage with metal up and over style door, power and lights, door to study.

FIRST FLOOR - LANDING

Two large built-in roof space cupboards, and doors to;

BEDROOM ONE 10'10" x 11'10" (3.31m x 3.61m)

Rear facing uPVC window overlooking garden, radiator, door to;

WC 5'4" x 7'4" (1.63m x 2.26m)

Front facing UPVC window, low-level WC, wash basin, wall mounted electric heater.

BEDROOM TWO 11'9" x 10'4" (3.59m x 3.17m)

Rear facing uPVC double glazed window, radiator, access to roof storage space, restricted head height.



BEDROOM THREE 9'9" x 10'3" (2.99m x 3.13m)

Front facing uPVC double glazed window, radiator, storage cupboard, access to roof storage space.

OUTSIDE

Front garden with driveway to the side, leads to garage and provides off road parking for three cars.

GARDEN

A delightful, landscaped and enclosed garden, laid to lawn with low maintenance and well stocked shrub and flowering borders on both sides, initially laid to a slab patio sitting area across the rear of property with gated side access on one side, outside oil fired central heating boiler, sloped path leading to upper section of garden with greenhouse, metal shed and a bespoke timber built observatory with sliding roof which could have a multitude of uses, outside tap, outside lighting.

DIRECTIONS

From Upton upon Severn, leave Upton on the A4104 in the direction of Worcester. Continue to the junction with the A38 and turn right at the roundabout. After about a mile turn left signposted Naunton. After entering the village take the first turning on the right onto Green Lane, follow the road around the corner left and Rigolo will be found on the left hand side, indicated by the For Sale sign. For more details call our Upton Office on 01684 891348.

what3words

///breezes.juggler.housework

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains electricity, water and drainage are connected, oil fired central heating. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £550,000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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