



10 Furrow Close, Upton-Upon-Severn, WR8 0RT

£350,000

A three bedroom, detached modern home, with detached home office, garage and parking. The accommodation comprising of: Entrance Hall, dual aspect lounge diner with doors out to the enclosed rear garden, dining kitchen, cloakroom, main bedroom with en-suite, two further bedrooms, main bathroom. Further benefits include; Calor Gas central heating, double glazing, garage and long drive, enclosed rear gardens with a bespoke home office with power and light. In a cul-de sac location, with excellent access to the M5/M50 and Worcester Parkway, viewing is a must to appreciate the space and location of the home on offer.



10, Furrow Close, Ryall, Upton-Upon-Severn, WR8 0RT

CANOPY PORCH

Outside courtesy light, obscure glass double glazed door to:

ENTRANCE HALL

Ceiling light point, side aspect, stairs to first floor, radiator, built-in coats cupboard, wood plank flooring. Doors to:

CLOAKROOM

Ceiling light point, white suite comprising: pedestal wash basin, push flush WC, radiator, continued wood plank flooring.

LOUNGE DINER 16'7" x 9'10" (5.06m x 3.00m)

Dual aspect with rear aspect double glazed window and side aspect double glazed French doors with matching windows to either side giving access to the rear garden, two ceiling light point, two radiators, continued wood plank effect flooring.

KITCHEN/DINER 16'6", x 9'10"?m (5.04m, x 3.0?m)

Dual aspect with front and side facing double glazed windows, ceiling light point over dining area, recessed ceiling downlighters, fitted kitchen comprising: range of floor and wall mounted white units under a wood block effect work surface, stainless steel one and a half bowl sink unit, integral stainless steel gas hob with oven below and hidden extractor over, integral dishwasher, space and plumbing for washing machine, space for tall fridge freezer, continued wood plank flooring, two radiators.

LANDING

Ceiling light point, side aspect window, access to roof space, radiator. Doors to:

MAIN BEDROOM 12'4" x 10'1" (3.77m x 3.08m)

Dual aspect with front and side aspect double glazed windows, ceiling light point, radiator, fitted wardrobe with hanging rail and shelving. Door to:

EN-SUITE 10'1" x 3'10" (3.08m x 1.17m)

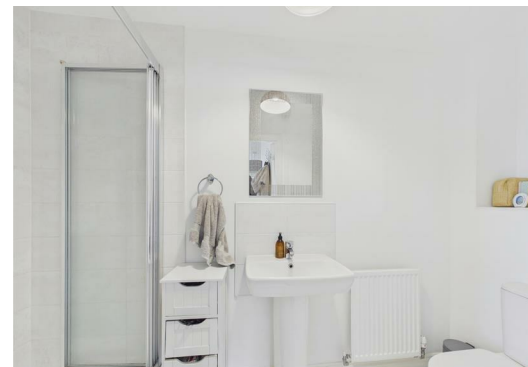
Ceiling light point, extractor, white suite comprising: large shower cubicle, pedestal wash hand basin, push flush WC, radiator, tiled floor.

BEDROOM TWO 9'10" x 9'4" (3.02m x 2.86m)

Dual aspect with front and side aspect double glazed window, side aspect window with view of Ryall to the Worcestershire Beacon and the Malvern Hills, ceiling light point, radiator.

BEDROOM THREE 9'10" x 7'0" (3.02m x 2.14m)

Front aspect double glazed window with views over Ryall to Malvern Hills in the distance, ceiling light point, ceiling light point, radiator.



BATHROOM 6'8" x 5'6" (2.05m x 1.69m)

Front aspect obscure glass double glazed window, ceiling light point, extractor, white suite comprising: panel bath with shower over and screen to side, pedestal wash hand basin, pedestal wash hand basin, push flush WC, radiator, tiled floor.

FRONT GARDEN

Mostly laid to lawn with a paved path leading to the front door and continuing to a gate into the rear garden. Mature shrubs sit alongside the wall to the rear garden. To the rear a double length driveway with parking for two cars leads to the single garage.

REAR GARDEN

Part walled, enclosed rear garden, accessed from the lounge via double doors which open to a paved seating area with space for a table and chairs. A path leads from here past the home office to a gate to the rear drive. There is a second paved seating area positioned to catch the evening sun. Second gate give access to the front of the property.

HOME OFFICE 9'8" x 6'6" (2.95 x 2.00)

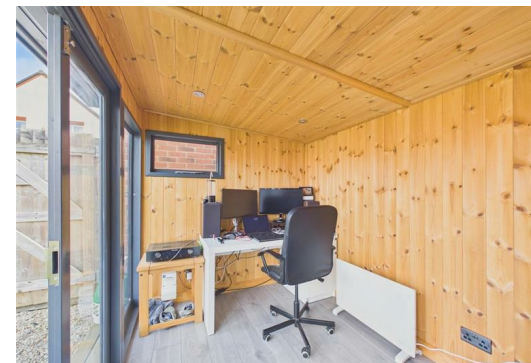
Bespoke detached timber home office. Double glazed windows, lighting power, double doors for access and windows to both sides for additional light.

GARAGE 11'1" x 8'5" (3.40m x 2.57m)

Front aspect up and over double door, eaves storage, power and light.

DIRECTIONS

From Upton town centre proceed over the bridge, following signs towards Pershore, this will take you past Upton Marina on your right. A few hundred yards after the marina, take a right hand turn towards Ryall (Ryall Road). Take the first turning on the left into Furrow Close and the property can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any enquiries please call us on 01684 891348 or email upton@allan-morris.co.uk





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

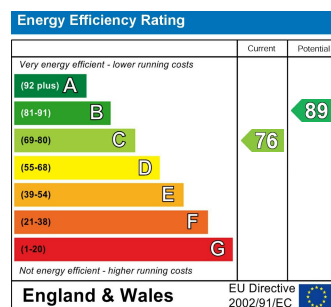
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Calor gas, mains electricity, water and drainage are connected. 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: D

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.

EPC



Material Information Report



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