

ORCHARD VIEW

£550,000



“A large, versatile family home”

Tenbury Wells, Worcestershire

This cherished, double-extended home perfectly balances spacious versatility with a warm, welcoming atmosphere. Tucked away, yet within walking distance of Tenbury Wells, it offers a rare combination of ample living space, character features and plenty of parking.

- Versatile accommodation
- Ample parking
- Downstairs bedroom potential
- Sun room
- Cosy woodbrnner
- Walking distance to Tenbury Wells town



Enter the property via a generous utility room, which is fully plumbed and features extensive storage, it is the ideal transition space for active families to stow muddy boots or dry off pets after exploring the nearby Teme Valley.

This leads into a spacious dining room: bathed in natural light from a set of French doors which lead out to the rear garden, this space easily accommodates a substantial family table, making it the perfect setting for Sunday roasts and evening entertaining. Leading off from the dining area, the galley-style kitchen provides a functional and bright workspace with ample worktops and modern cabinets as well as a range cooker and an American style fridge freezer.

At the rear of the property, the spacious sitting room offers a cosy retreat centred around an attractive, exposed-brick fireplace featuring a wood-burning stove. The space is sufficiently large to split into two seating zones. For those quieter moments, the adjoining sunroom serves as a peaceful sanctuary to look over the garden or enjoy a morning coffee.

The ground floor's clever footprint offers significant versatile accommodation, including the potential for a downstairs bedroom - currently used as a dedicated home office - supported by a practical walk-in storage cupboard served by hot and cold water supply, ripe for conversion into a possible en suite. Across the hall is a shower room with wash hand basin, vanity cupboard, WC and a large shower enclosure. A further inner hallway provides more storage space, with stairs leading up to the first floor.

Upstairs, all four bedrooms lead off a central landing. The master suite is large enough to easily accommodate a wardrobe, chest of drawers and dressing table, there is also an attendant en-suite shower room with WC, wash and basin, shower enclosure and walk-in storage cupboard. The rear-facing bedrooms all benefit from views across Tenbury Wells to the countryside beyond.

Outside: the property is tucked back off the quiet avenue, with a double driveway providing ample parking. Decorative steps and fencing on both sides lead you down to the front door. There is a decorative landscaped space featuring seating and dedicated outdoor kitchen arrangement, perfect for family parties and summer BBQs. There is a lawn area which wraps the side elevation and rear of the property, as well as an additional, raised, patio sun-trap. Three garden sheds provide useful storage for gardeners.





Area: This property lies within walking distance of the market town of Tenbury Wells, which has a bustling high street of independent shops, cafes, pubs, bakeries, supermarket and cinema. There are also tennis facilities, a swimming pool, and medical services. The property is also within walking distance of the local primary and high schools. Tenbury Wells has a great community spirit, and hosts plenty of regular events. Lovers of the great outdoors are well catered for, with plenty of rural walks close at hand. The foodie haven of Ludlow and antique-lover's town of Leominster are short drives away.

At a glance:

- Bedrooms: 4
- Tenure: Freehold
- Council Tax Band*: D
- Heating: Central heating; Gas
- Services: Mains electricity, water and drainage.
- Services charges: Nil
- Flood Risk: Very low risk***
- Covenants: None known
- Broadband: Yes** (Superfast available)
- Mobile: Yes, coverage available**

* correct as of instruction date
 ** Source: Ofcom
 *** Gov.uk flood risk checker



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.