



Sunny Bank 2A Minge Lane, Upton-Upon-Severn, WR8 0NL

Offers Over £450,000

A large detached, four bedroom dormer bungalow with private south facing rear garden with detached home office situated within walking distance of the town centre and doctors surgery. The versatile accommodation comprises: canopy porch, entrance hall, dual aspect sitting room, large open plan dining kitchen with doors out to a rear garden deck, utility, two ground floor bedrooms, large bathroom, two first floor bedrooms and a shower room. Further benefits include; gas central heating, double glazing, detached home office/garden studio, parking to the front, and private southerly rear garden with a large deck and canopy over. Viewing a must to appreciate the size, versatility and location of home on offer.



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LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, medical centre, library, three churches, primary school and popular senior school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles. Worcester Parkway Station is 11.5 miles away.

CANOPY PORCH

Outside courtesy light, obscure glass double glazed door to:

ENTRANCE HALL

Front aspect double glazed windows, two ceiling light points, coving, radiator behind decorative cover, stairs to first floor, doors to: .

SITTING ROOM 18'10" x 12'5" (5.76m x 3.80m)

Dual aspect with rear aspect double glazed window and side aspect double glazed double door to large southerly deck with space for table and chairs, two ceiling light points, coving, feature fireplace with ornate surround and electric flame effect wood burner with marble hearth, dado rail, contemporary vertical radiator.

DINING KITCHEN 27'1" x 11'6" (8.28m x 3.53m)

Dual aspect light and airy dining kitchen with front facing double window, and rear aspect double glazed doors leading to rear garden deck with space for table and chairs. Recessed ceiling downlighters, fitted kitchen comprising of a range of floor and wall mounted solid oak units under a light coloured work top, movable island, stainless steel single drainer sink unit with mixer tap over, integral gas hob, integral oven, space and plumbing for dishwasher, integral fridge, space for dining table and chairs, radiator behind decorative cover, wood plank effect flooring.

UTILITY 11'1" x 5'9" (3.39m x 1.76m)

Two recessed ceiling down lighters, extractor, space and plumbing for washing machine, space for tumble dryer, built-in cupboard housing Worcester gas boiler, wood plank effect flooring, , double glazed door to side passage, door to:

BEDROOM 10'10" x 10'9" (3.32m x 3.28m)

Dual aspect with front and side facing double glazed windows, ceiling light point, radiator.

BEDROOM 11'8" x 9'2" (3.57m x 2.80m)

Side aspect double glazed window, ceiling light point, coving, dado rail, radiator.

BATHROOM 11'8" x 6'3" (3.57m x 1.91m)

Side aspect obscure glass double glazed window, ceiling light point, coving, extractor, panel spa bath with telephone style mixer shower over, pedestal wash hand basin with storage below and light and shaver socket over, WC, fitted bathroom storage, part tiled walls, radiator.



LANDING

Side aspect double glazed window, ceiling light point, access to roof space, large built-in eaves storage cupboard. Doors to:

MAIN BEDROOM 19'7" max x 19'7" max (5.99m max x 5.99m max)

Dual aspect with front aspect double dormer window with views to St Peter and St Paul Church, rear aspect double glazed Velux roof light with fitted blind, ceiling light point, two large built in eaves storage cupboards/wardrobes, radiator, further eaves storage cupboard.

BEDROOM 11'8" x 8'1" (3.57m x 2.47m)

Dual aspect with side facing double glazed window and rear facing double glazed velux roof light with fitted blind, ceiling light point, large walk-in store cupboard, eaves storage cupboard, radiator.

SHOWER ROOM 8'4" x 8'3" max into shower (2.55m x 2.54m max into shower)

Side aspect obscure glass double glazed window, ceiling light point, extractor, shower cubicle with tiled walls, pedestal wash hand basin with wall light and shave socket over, push flush WC, radiator, eaves storage, tile effect floor.

FRONT GARDEN

Accessed from Minge Lane via a tarmac driveway providing parking for two to three cars potential for more, mostly laid to lawn, with mature shrub bed and specimen fruit tree to the fore.

REAR GARDEN

Private southerly rear garden with large deck accessed from the sitting room and the dining kitchen with a metal framed gazebo and canopy over and flower and shrubs to the side, steps lead down to a formal lawn, flower and shrub borders to the edges, paved path across leading to the timber framed home office, timber garden shed to side, side passage to one boundary, large covered storage area to the other.

DETACHED TIMBER BUILT HOME OFFICE/STUDIO 14'0" x 7'5" (4.27m x 2.28m)

Detached timber built home office/studio accessed by twin double glazed doors with matching twin double glazed windows to each side, power.

DIRECTIONS

From the Upton office of Allan Morris, turn right in the direction of Tunnel Hill and take the left hand turn into Minge Lane and the property can be found on the right hand side, as indicated by our For Sale board. For more details or to book a viewing, please call our Upton office on 01684 89134





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

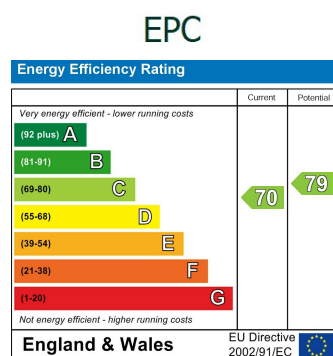
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains 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: F

ENERGY PERFORMANCE RATINGS: Current: C70 Potential: C79

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



Material Information Report



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