Allan Morris
estate agents

The Shop
14 Old Street
Upton upon Severn
WR8 0HA
01684 891348



Walnut Tree Cottage , 8 Laburnum Walk, Upton-Upon-Severn, WR8 0LW **£399,950**

A substantially extended three bedroom, semi detached house sat in a large west facing garden plot with secure parking area for motorhome or boat. Situated in the heart of Upton-upon-Severn and within walking distance of the Primary School, Tunnel Hill Surgery and the town's shops and amenities. The accommodation comprises: canopy porch, entrance hall, front to back sitting room with doors to the garden, dining room, garden room, extended dining kitchen, utility, cloakroom, three bedrooms, large main bathroom. The property has central heating and double glazing, driveway parking, a large gated parking area with space for a large motorhome or boat, and a fantastic west facing rear garden with patio, lawn, vegetable beds and an entertaining area with brick built outdoor kitchen and pizza oven. Must be viewed to appreciate the size of home and garden.







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MAYFAIR OFFICE GROUP

Walnut Tree Cottage , 8, Laburnum Walk, Upton-Upon-Severn, WR8 0LW











CANOPY PORCH
Outside courtesy light, paved floor, door to:

ENTRANCE HALL
Accessed via the front door, front aspect double glazed window, ceiling light point, smoke alarm, coving, radiator, wood laminate flooring, doors to:

SITTING ROOM
Dual aspect with front-facing double glazed window and a rear aspect double glazed double French doors leading to the west facing rear garden, ceiling light point, coving, three wall light points, feature open fireplace with ornate surround and cast iron back and slate hearth, radiator.

DINING ROOM
Ceiling light point, coving, radiator, folding glazed doors into garden room, parquet wooden block flooring.

GARDEN ROOM
Dual aspect, vaulted ceiling, garden room with double glazed windows to side and rear aspect overlooking the landscaped West facing garden, two Velux roof lights, radiator, solid oak plank flooring, door to dining kitchen.

DINING KITCHEN
Dual aspect extended dining kitchen with side aspect double glazed window and rear aspect twin double glazed French doors with windows to side, leading to rear garden patio with space for table and chairs and alfresco dining, ceiling light point, coving. Fitted kitchen comprising wide range of floor and wall mounted cream units under a dark stone effect worktop with complementary tiled surround, inset one and a half bowl sink unit with tap over, Rangemaster five hob range style cooker with double oven, space and plumbing for dishwasher, space for further appliance, space for dining table, radiator, tiled flooring, underfloor heating in the extension area.

UTILITY
Ceiling light point, smoke alarm, glazed door to driveway, space and plumbing for automatic washing machine, stone effect work surface, space for tall fridge freezer, additional floor and wall mounted storage units, wall mounted Worcester gas fired boiler, built-in understairs storage cupboard, quarry tiled floor, door to:

CLOAKROOM
Side aspect obscure glass double glazed window, ceiling light point, two piece white suite, comprising wash hand basin with tiled splashback, WC, radiator, continued tiled floor.

LANDING
Twin front aspect double glazed windows, two ceiling light points, smoke alarm, coving, access to roof space, radiator, space for desk if required, doors to:

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BEDROOM ONE
Rear aspect double glazed window with views over the garden, coving, two wall light points, feature cast iron fireplace with tiled hearth, built-in double wardrobe with cupboard over, built -in single wardrobe with cupboard over, radiator.

BEDROOM TWO
Rear aspect double glazed window with views over the garden, ceiling light point, coving, radiator.

BEDROOM THREE
Front aspect double glazed window, ceiling light point, radiator.

BATHROOM
Side aspect obscure glass double glazed window, ceiling light point, coving, re-fitted white suite comprising: double ended panel bath with mixer tap over, contemporary wash hand basin on wooden plinth table with mixer tap over, shower cubicle, hidden cistern push flush WC, heated chrome towel rail, radiator, wood plank effect flooring, part tiled walls.

FRONT GARDEN
Accessed from the Laburnum walk via a stone chip driveway providing parking for two cars with potential for more, level front lawn with mature flower and shrub bed behind a stone chip path giving access to the front door and pedestrian access to the rear garden.

REAR GARDEN
Large landscaped west facing rear garden with a paved, brick edged patio to the rear of the property with plenty of space for table and chairs and outside dining, steps lead down to a stone chip path which cuts between lawns to either side with mature flower and shrub beds to the boundaries, to the rear of the garden is a an area which has been given over to fruit and vegetable production, a number of raised beds fruit canopy, greenhouse, two timber garden sheds, plenty of space inbetween the beds with wide stone chip pathways, to the far corner of the garden is a further paved area with space for table and chairs, brick built pizza oven and barbecue, ornamental garden pond and a number of mature trees including a large Walnut Tree (over 100 years old and with a TPO) .

DIRECTIONS
From the Allan Morris office in Upton upon Severn, turn right and proceed in a Southerly direction out of town. Take the turning just after the church on your left into Minge Lane. Laburnum Walk is the third turning on the right hand side and No 8 can be found on the right hand side as indicated by the Allan Morris For Sale board. To arrange a viewing or with any queries please contact us on 01684 891348 or email upton@allan-morris.co.uk

WHAT THREE WORDS - frog.dinosaur.consonant











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

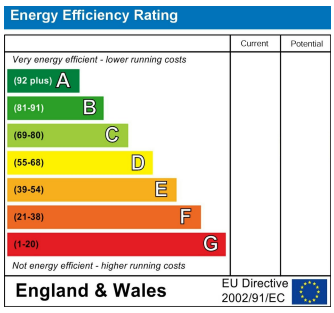
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

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: B

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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