



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**Berwyn
Broadway Road
Wickhamford
WR11 7RN**

A well appointed dormer bungalow situated between Evesham and Wickhamford. Substantial accommodation offers the opportunity for a variety of different uses. Oil Centrally Heated and Double Glazed accommodation. Comprises Hall, Large Lounge, dining Room, Kitchen/Breakfast Room, Utility, Three Ground Floor Double Bedrooms all with En-Suite Shower Rooms, First Floor Master Bedroom with En-Suite Shower, Two Further Double Bedrooms and Family Bathroom. Outside Good Sized Garden area amounting to approx 3/4 acre with extensive parking and rear secure yard/parking area. A range of sheds, treehouse and very attractive landscaped gardens.

Price: £525,000





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Covered entrance porch with uPVC framed double glazed door into

ENTRANCE HALL with oak floor boarding. Two radiators.

CLOAKROOM with low flush WC and wash hand basin. Radiator. Extractor fan.

DOWNSTAIRS BEDROOM ONE 9' 2" x 13' 11" (2.8m x 4.25m) plus bay window to the front with uPVC framed double glazed window. Window to side. Radiator. Door to

EN-SUITE SHOWER ROOM being fully tiled with glass shower enclosure with bi-fold door with Triton electric shower. Pedestal wash hand basin. Low flush WC. Double glazed window to side. Extractor fan.

DOWNSTAIRS BEDROOM TWO 10' 9" x 9' 8" (3.3m x 2.95m) plus bay window with uPVC framed double glazed window with view to front. Window to side. Single panel radiator. Door to

EN-SUITE SHOWER ROOM being fully tiled with white suite comprising a shower cubicle with glass shower enclosure with bi-fold door and fitted Mira electric shower. Pedestal wash hand basin. Low flush WC.

DOWNSTAIRS BEDROOM THREE 10' 9" x 8' 10" (3.3m x 2.7m) with uPVC framed double glazed window to side. Single panel radiator. Wardrobe. Door to

EN-SUITE BATHROOM being a fully tiled bathroom with white suite with panel bath with mixer tap with over bath Briston electric shower, rail and curtain. Pedestal wash hand basin. Low flush WC. Radiator.

From the main entrance hall there is a door into inner hallway with under stairs storage cupboard and a further large walk-in storage cupboard.

DINING ROOM 11' 1" x 16' 2" (3.4m x 4.95m) with oak wood flooring. uPVC framed double glazed French windows opening onto rear facing paved patio and garden. Double panelled radiator. Double doors opening into

ATTRACTIVE LOUNGE 14' 9" x 24' 3" (4.5m x 7.4m) with a feature beamed and brickwork chimney breast with fireplace with fitted wood burning stove. Raised paved hearth. Double aspect room with windows front and rear both with uPVC framed with double glazing and window to side. Two double panelled radiators. Oak wooden floor boards. Door connects through to the walk-in storage cupboard (which could be used as a corridor to approach the room separately).

KITCHEN 14' 7" x 12' 1" (4.45m x 3.7m) with an attractive range of kitchen units with cream painted drawer and base units with wooden door furniture. Wood effect laminated work surfaces over with fitted quartz single drainer one and a quarter bowls sink with mixer tap. Fitted rangemaster gas cooker with extractor hood over. A range of matching wall cabinets. Ceramic tiled flooring and wall tiling. uPVC framed double glazed windows on two sides. Door opening onto rear sun terrace and rear garden. Double panelled radiator.

UTILITY ROOM 8' 2" x 5' 8" (2.5m x 1.75m) with door giving access to side. Window to side. A Worcester Heat Slave 2632 oil fired central heating boiler. A full height shelved larder unit and wall cupboards. Space and plumbing for washing machine and dryer. Space for fridge/freezer. Radiator.

A doglegged staircase with pine turned balustrade leading to first floor. Velux roof light over stairwell and landing. Access to roof space. Radiator. Useful storage cupboard.

MASTER BEDROOM 13' 1" x 17' 0" (4m x 5.2m)(max) with uPVC framed double glazed dormer window to side with view of the garden. Two single panel radiators. A range of built-in wardrobes to fit the slope of the eaves ceiling. Eaves storage area. A range of fitted drawer units with side cupboards with





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hanging space. Door to

EN-SUITE SHOWER ROOM being fully tiled with fitted corner quadrant shower with high pressure shower. Low flush WC. Fitted vanity unit with wash hand basin with mirror fronted medicine cabinet over. Velux roof light. Radiator.

BEDROOM TWO 14' 7" x 10' 9" (4.45m x 3.3m) with uPVC framed double glazed window with view to rear. Single panel radiator. Eaves storage cupboard. Built-in bedroom furniture.

BEDROOM THREE 11' 1" x 12' 5" (3.4m x 3.8m) with eaves storage cupboard. uPVC framed double glazed dormer window with view to rear. Single panel radiator.

FAMILY BATHROOM with white suite comprising fully tiled bathroom. Fitted whirlpool bath with mixer tap and over bath high pressure shower. Low flush WC. Pedestal wash hand basin. Velux roof light.

OUTSIDE - FRONT There is easy access from Broadway Road with a five bar gate opening. Brick paved apron with extensive gravelled driveway and parking area. Big side garden with parking for four/five cars with side vehicular access to allow access to the yard area.

Along the road frontage there is a mature laurel hedge and attractively laid out herbaceous borders and a fully enclosed rear garden.

To the front door there is a paved pathway with flower borders on either side leading to the front door. Wicket fence with gate giving access to the rear garden area.

REAR GARDEN Attractively landscaped. Paved and gravelled terraced area with raised wooden decking and outdoor dining area with feature fish pool to one side. Steps leading to a raised lawn which has further garden area with vegetable gardening section, orchard trees and formal herbaceous border.

The rear garden is enclosed by close boarded fencing. There is a side garden with orchard trees. Vehicular access from the side leading to an extensive secure parking area which is surrounded by close boarded fencing and secured by a five bar gate. There is also a treehouse built at the property with raised platform. A range of garden sheds and workshops.

GENERAL INFORMATION

Fixtures & Fittings

Only the items specifically mentioned in the particulars are included in the sale price.

Viewing

Strictly by prior appointment through Timothy Lea & Griffiths (01386) 442255

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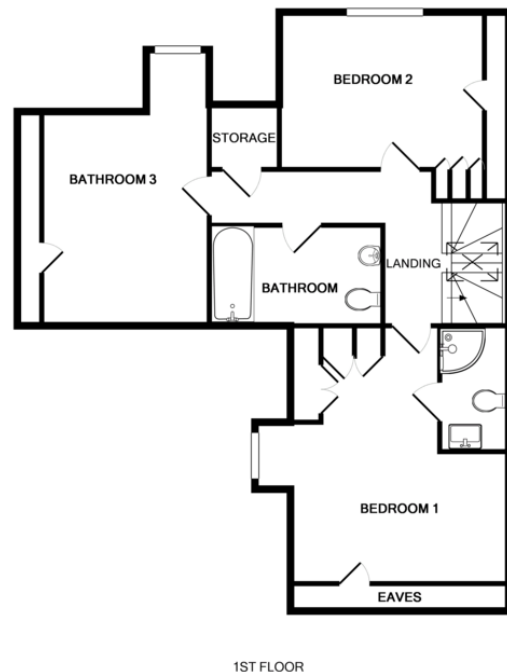
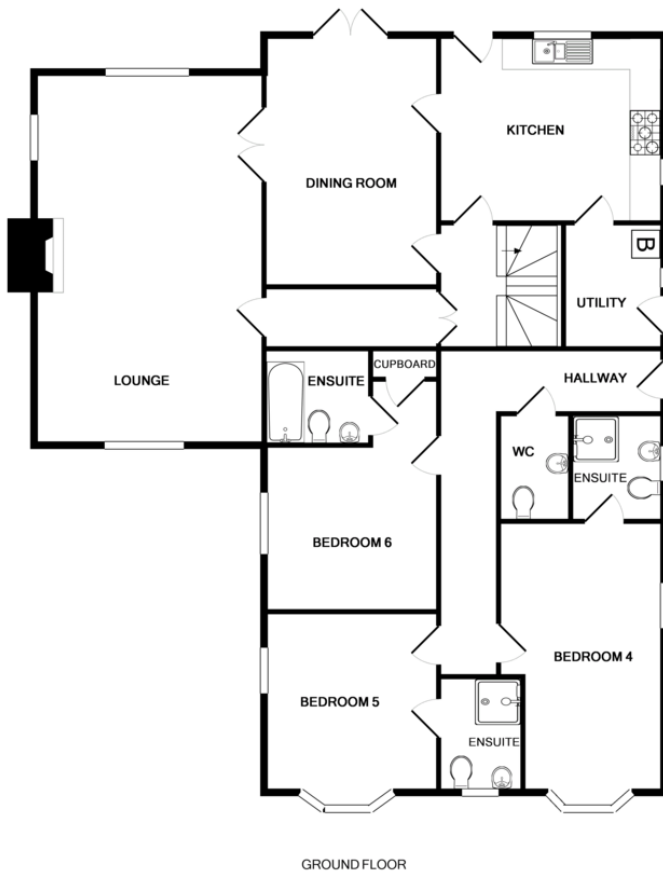
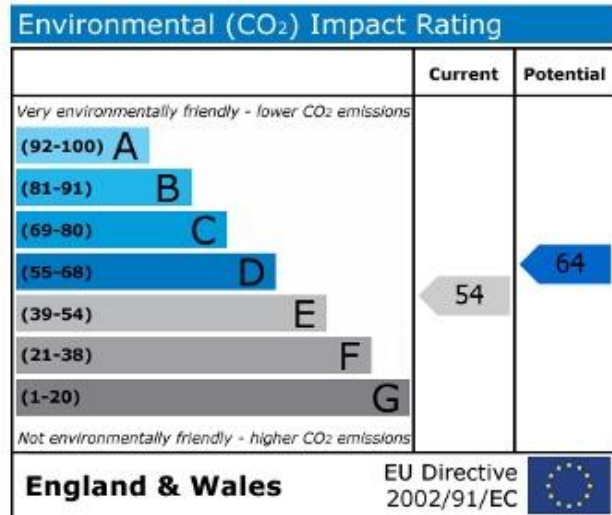
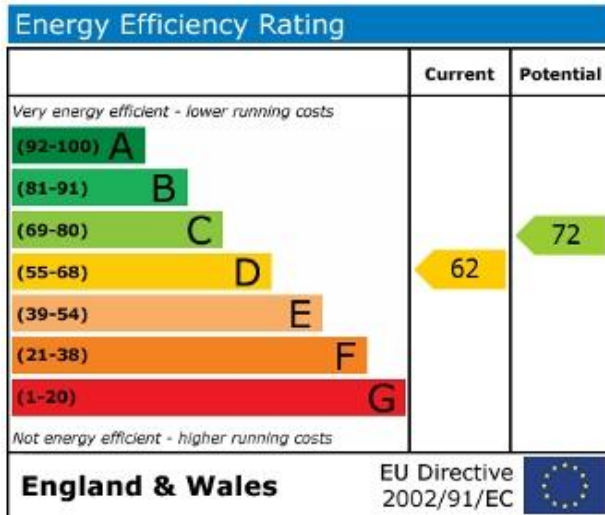
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This floor plan is not to scale and is for guidance purposes only
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