



**4 Laburnum Walk, Upton-Upon-Severn, WR8 0LW**

**£325,000**

A character semi-detached family home located on a no through road, close to centre of Upton and a very short walk to The Ham nature reserve. The property which has a large garden has been extended at the rear and comprises:- reception hall with storage, lounge with log burner and double doors to dining room, breakfast kitchen, cloakroom, utility, bedroom one with dressing room with shower, plus two further bedrooms and a refitted bathroom. Outside there is off road parking for four vehicles, a large garden shed and a sunny rear garden which offers different seating areas with patios and terraces plus a firepit, a wide variety of planting and scope for a keen gardener to enjoy and develop the garden further. Benefiting from gas central heating and double glazing with new composite doors to front and rear. Viewing highly recommended.



# 4, Laburnum Walk, Upton-Upon-Severn, Worcestershire, WR8 0LW

## ENTRANCE

Open canopy porch over composite front door with diamond light, opens to:



## RECEPTION HALL

With tiled floor, open under stairs storage area, stairs to first floor, radiator screened by fretwork, multipaned doors to kitchen and:

## LOUNGE 16'10" x 11'7" (5.14m x 3.54m)

With continuing tiled floor, front aspect double glazed window, exposed brick chimney breast with log burner (gas point not in use), double radiator, wall lights, double multipaned, swing clear hinged doors to:



## DINING ROOM 13'11" x 11'8" (4.25m x 3.58m)

Rear aspect double glazed window, composite door with opaque glass windows to the garden, double radiator, continuing tiled floor, alcove shelving, exposed brick wall with decorative chimney breast (gas point not in use), doorway to Inner Hall.

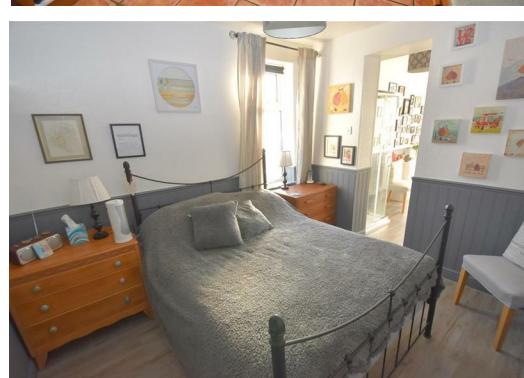


## BREAKFAST KITCHEN 11'6" x 10'1" (3.53m x 3.09m)

Side aspect double glazed window, tiled floor, radiator, fitted units to eye and base level with one and a half bowl single drainer sink unit mixer tap, built in electric oven and hob with filter hood, space for dishwasher, space for fridge, breakfast bar area, cupboard housing electric fuse box. Doorway to Inner Hall, with doors to:

## CLOAKROOM

Side aspect opaque double glazed window, low flush WC, wash basin.



## UTILITY 6'11" x 6'6" (2.11m x 1.99m)

Rear aspect opaque double glazed window, wall mounted gas central heating boiler, plumbing for washing machine, venting for tumble dryer, space for fridge freezer, tiled floor.

## FIRST FLOOR LANDING

Front aspect double glazed window, hatch to loft space, doors to



## BEDROOM ONE 10'4" x 9'0" (3.15m x 2.76m)

Side aspect opaque double glazed window, tiled floor, radiator, doorway to:

## **DRESSING ROOM 11'8" x 6'10" (3.56m x 2.10m)**

Rear aspect double glazed window, continuing tiled floor, shower enclosure with tiled walls and electric Bristan shower, radiator.



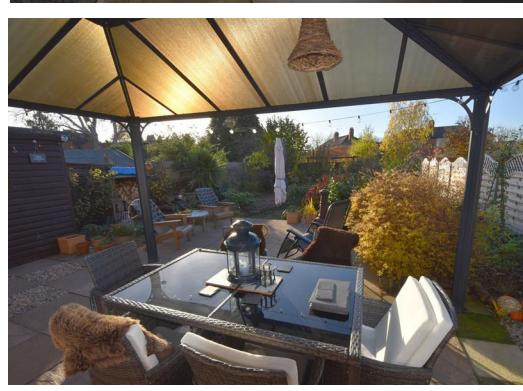
## **BEDROOM TWO 10'4" x 9'5" (3.17m x 2.89m)**

Rear aspect double glazed window, laminate floor, radiator.



## **BEDROOM THREE 10'5" x 6'2" (3.20m x 1.88m)**

Front aspect double glazed window, radiator.



## **BATHROOM**

Rear aspect opaque double glazed window, refitted bathroom suite with small bath with glass shower screen and mixer tap with shower over, close coupled WC, wash basin with waterfall tap and cupboard under, tiled walls and floor, heated towel rail.

## **OUTSIDE**

The garden is a large feature of the property and has been designed to invite wildlife and enjoy its sunny position from all aspects. At the rear, paved patio adjoining the house with external sockets, large shed with electric point, storage area with outside tap and gate to front. Good sized garden with bark chipped shrubbed areas and log store, mature bushes and a variety of inset planting with scope for further design, gravelled fire pit area, further large seating area with mature trees to bottom of the garden.

The front offers side by side parking for three vehicles plus an extra space along the side of the property.



**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.

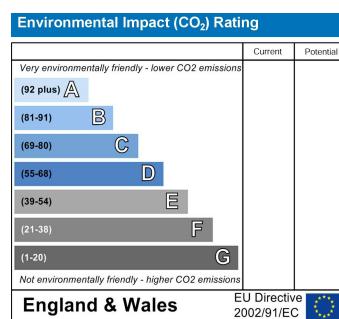
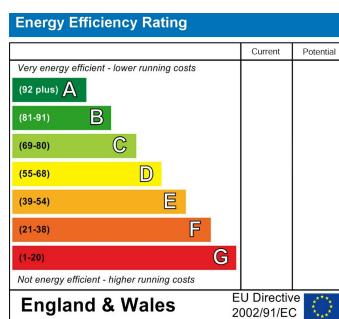
**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: TBC Potential: TBC

**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 822700



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