



Orchard Close, Church Lench, WR11 4DG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

**** A BEAUTIFUL ECO FRIENDLY HOME IN A SMALL CLUSTER OF HIGH END FAMILY HOMES ****

Accommodation comprises; Entrance hall, sitting room/kitchen, dining room, utility, bathroom, 3 bedrooms (one en-suite) and bathroom. Well maintained south facing garden and parking for 2 cars on private drive.

4 Orchard Close is a contemporary semi-detached house situated in a quiet location, being one of a small development of eco friendly houses, built in 2017. The property is constructed of brick under a tiled roof with solar panels. It has the benefit of the remaining 5 years of a NHBC/Zurich 10-year warranty. The ground floor is principally open plan with light and spacious accommodation. The kitchen is comprehensively fitted with NEFF appliances and range of wall and base cupboards with granite worktops, stainless steel sink, dishwasher, fridge/freezer, 4 ring gas hob and double oven. There is a washing machine and tumble dryer in the utility room. Also on the ground floor is a sitting room which overlooks the garden and a family bathroom. To the first floor are 3 bedrooms (one en-suite) and a bathroom. The bathroom and shower rooms are fitted with Vitra white goods with Geberit flushing systems, Hans Grohe fittings and tiled floors. Other lovely internal feature include triple glazing, underfloor heating downstairs and Karndean flooring in the bedrooms.

OUTSIDE

The property sits at the bottom of Orchard Close on the right hand side with block paved parking for 2 cars. The rear garden is principally south facing and laid to lawn with cottage garden planting and a sun terrace ideal for entertaining with feature fishpond.

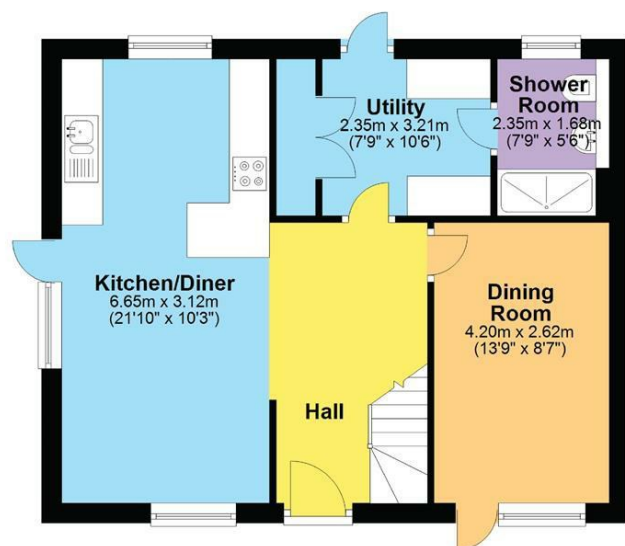






Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Key Features

- THREE BEDROOMS
- TWO BATHROOMS
- BOTTOM OF THE CUL DE SAC
- RURAL LIVING
- LOW RUNNING COSTS
- SOUGHT AFTER VILLAGE
- STYLISH PROPERTY

Price Guide
£530,000

EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority -