



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

5 PENSMILL CLOSE
EARDISTON, TENBURY WELLS,
WORCESTERSHIRE, WR15 8GA

GUIDE PRICE
£249,775



**AN IMMACULATE AND WELL DESIGNED MODERN DETACHED HOUSE
IN A POPULAR AND ACCESSIBLE VILLAGE.**

- COUNTRY KITCHEN
- SITTING ROOM WITH WOODBURNER
- DINING AREA
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- ATTRACTIVE GARDENS
- INTEGRAL GARAGE
- AMPLE PARKING

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 7 miles, Cleobury Mortimer – 9 miles, Bromyard – 12 miles, Kidderminster – 13 miles, Ludlow – 16 miles, Leominster – 16 miles, Worcester – 16 miles, M5 Junction 6 – 19 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge keep straight onto the A443 for Worcester and proceed for 3.2 miles before turning right into Pensmill Close as indicated by a Nick Champion arrow. 5 Pensmill Close is the first detached house on the left hand side.

SITUATION & DESCRIPTION

The property is situated in a small development in the village of Eardiston just a short drive away from Tenbury Wells. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, primary and secondary schools, and a range of clubs and societies. The popular Lindridge C of E Primary School is just a five minute drive away. The property is on a bus route and there is a regular service which runs between Tenbury Wells and Worcester, as well as a school service.

5 Pensmill Close is a spacious detached house constructed circa 2010 of attractive mellow brick elevations under a tiled roof and provides immaculate and well-planned accommodation. The property benefits from wood effect UPVC double glazed window and patio doors, a quality finish, oil fired central heating, a garage, off road parking and a generous rear garden. The property is offered with no upward chain.

ACCOMMODATION

A covered porch leads to the solid wood front door which opens into the entrance hall with doors to all rooms. There is a useful cloakroom with a pedestal basin and wc. The kitchen has a ceramic tiled floor, cream base and wall units with solid wood worktops, a Belfast sink, integral appliances including a fridge/freezer and a Lamona double oven and hob with an extractor hood over, and plumbing for a washing machine. The open plan living room is divided into a spacious sitting room with a Stovax woodburner inset into a brick and slate tiled fireplace with an attractive oak mantelpiece and French doors to the garden, and a dining area with French doors opening out onto a private patio area which would be the ideal spot to position a conservatory (subject to planning).

Stairs from the entrance hall rise up to the first floor gallery landing with a walk-in airing cupboard and doors to the well-proportioned master bedroom with built in 'his and hers' wardrobes and an en-suite housing a Mira Coda shower in a corner cubicle, a vanity basin unit and wc; two further double bedrooms both of which have built in wardrobes; and to the bathroom which has a bath with a Mira Coda shower over, a vanity basin and wc.

OUTSIDE

To the front of the property is a block paved parking area for up to four cars leading to the integral garage which has an up and over metal door, power, light, utility space, a Worcester oil fired central heating boiler and a door to the entrance hall. The parking area is bordered by an attractive shrub hedge with a small seating area adjacent to the property.

A gated side access leads via a wide paved path housing a timber log store to the enclosed rear garden which has a patio entertaining area enveloping the property partly sheltered by two pergolas, a lawn bordered by shrubs and another pergola with some established climbing plants and a pebble seating area underneath. A pebble path adjacent to the southern boundary leads to an area currently used as a chicken run at the bottom end of the garden.

SERVICES

- Mains water, drainage and electricity are connected.
- Oil fired central heating.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details are available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

MORTGAGES

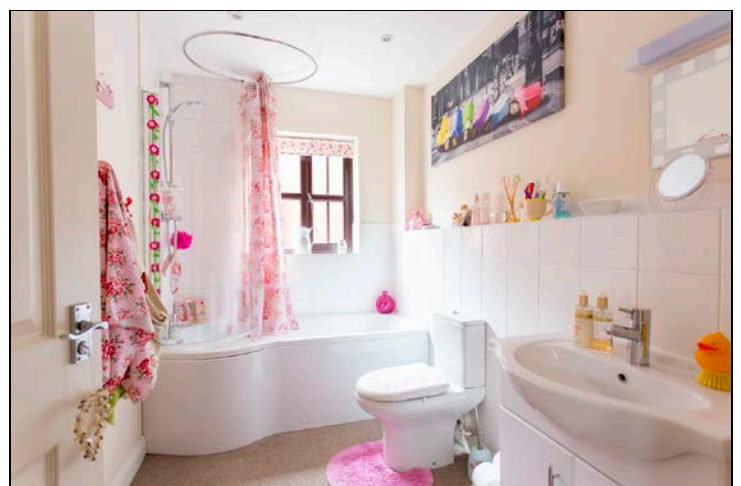
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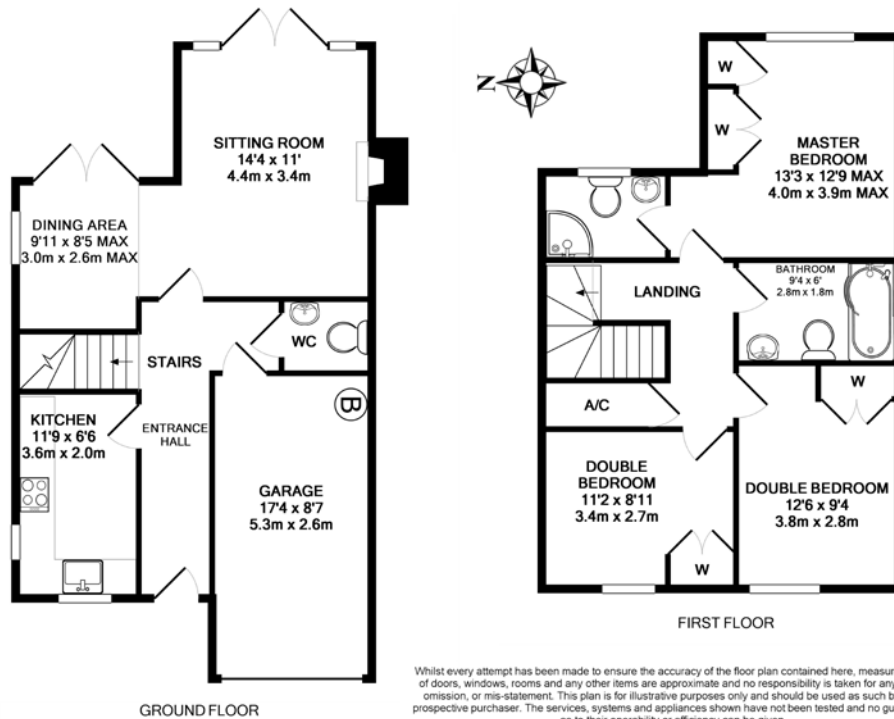
VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

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