



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

KENELMS

17 TERRILLS LANE, TENBURY WELLS, WORCESTERSHIRE, WR15 8DD

GUIDE PRICE
£375,000



AN IMMACULATE DETACHED BUNGALOW WITH OUTSTANDING GARDENS ON THE EDGE OF TOWN.

- MODERN KITCHEN/BREAKFAST ROOM
- TWO SPACIOUS RECEPTION ROOMS
- CONSERVATORY
- THREE DOUBLE BEDROOMS
- BATHROOM & SHOWER ROOM
- UTILITY ROOM
- EXTENSIVE LANDSCAPED GARDENS
- SUMMER HOUSE & WORKSHOP
- DOUBLE GARAGE & PARKING

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



KENELMS, 17 TERRILLS LANE, TENBURY WELLS, WORCESTERSHIRE, WR15 8DD

APPROXIMATE DISTANCES

Tenbury Wells – 0.8 mile, Leominster – 10 miles, Ludlow – 11 miles, Kidderminster - 18 miles, Worcester - 22 miles, M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.3 mile turn left onto Bromyard Road/B4214. Proceed for 0.4 mile before turning right onto Terrills Lane and Kenelms is the fourth bungalow on the left hand side.

SITUATION & DESCRIPTION

Kenelms is set back on a large plot situated on the edge of town in the popular Terrills Lane and is within walking distance of the town centre. The property backs onto rolling farmland and there are plenty of opportunities for walking and enjoying the open countryside. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, primary and secondary schools, a cottage hospital, cinema and a range of clubs and societies.

Kenelms is a detached bungalow built in the mid-20th Century of mellow brick elevations under a tiled roof and the property has been substantially upgraded to a high standard in recent years by the present owners to provide spacious and comfortable accommodation with the addition of a conservatory two years ago. The property features UPVC double glazing, gas fired central heating, delightful large and well-stocked landscaped gardens, a summer house, double garage, and ample parking space on a tarmac driveway.

ACCOMMODATION

A covered porch leads to the entrance lobby which in turn opens into the roomy hall. The kitchen/breakfast room has a tiled floor, a larder cupboard, a range of light wood base and wall units incorporating a sink/drainage, and integrated appliances including a Bosch fridge and a Siemens double oven and hob with a Neff extractor hood over. A sliding door leads to the utility room which has a range of light wood base units, plumbing for a washing machine, space for a tumble dryer, a Worcester Greenstar Ri gas fired central heating boiler, and a cloaks/store cupboard. The spacious sitting room has a large bay window and a Verine Orbis HE coal effect gas fire set in a cream granite effect hearth with a beech surround; and French doors open into the equally spacious dining room with sliding doors through to the modern heated conservatory which has a laminate wood floor, LED spotlights and French doors to the garden. The master bedroom has a range of light wood fitted wardrobes and storage units. There are two further double bedrooms, both with built-in storage. The bathroom has a bath, a Mira Excel shower in a separate corner cubicle, a pedestal basin and wc. The shower room has a Triton T80si shower, a vanity basin unit, wc and heated towel rail. The large airing cupboard is located off the hall and has ample shelving.

OUTSIDE

A low brick wall borders the lane and wooden double gates open onto a sweeping tarmac driveway with ample parking space for cars and larger vehicles leading past a lawn with shrub and flower borders to the attached double garage with an electric garage door, power, light and a door to the garden. The

attached timber framed workshop has a wide sliding door, power and light.

Gated paths also provide access around the sides of the bungalow to the large and attractive well-stocked terraced rear garden which is mostly laid to lawn with delightful and abundant flower and shrubbery borders, a stone paved patio al fresco entertaining area adjacent to the conservatory, a summer house surrounded by a raised decked seating area, a vegetable plot incorporating raspberry plants, a greenhouse, and a hidden composting facility.

SERVICES

Mains water, drainage, electricity and gas are connected.

LOCAL AUTHORITY

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

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

For up to date information on availability visit:
www.nickchampion.co.uk

VIEWING

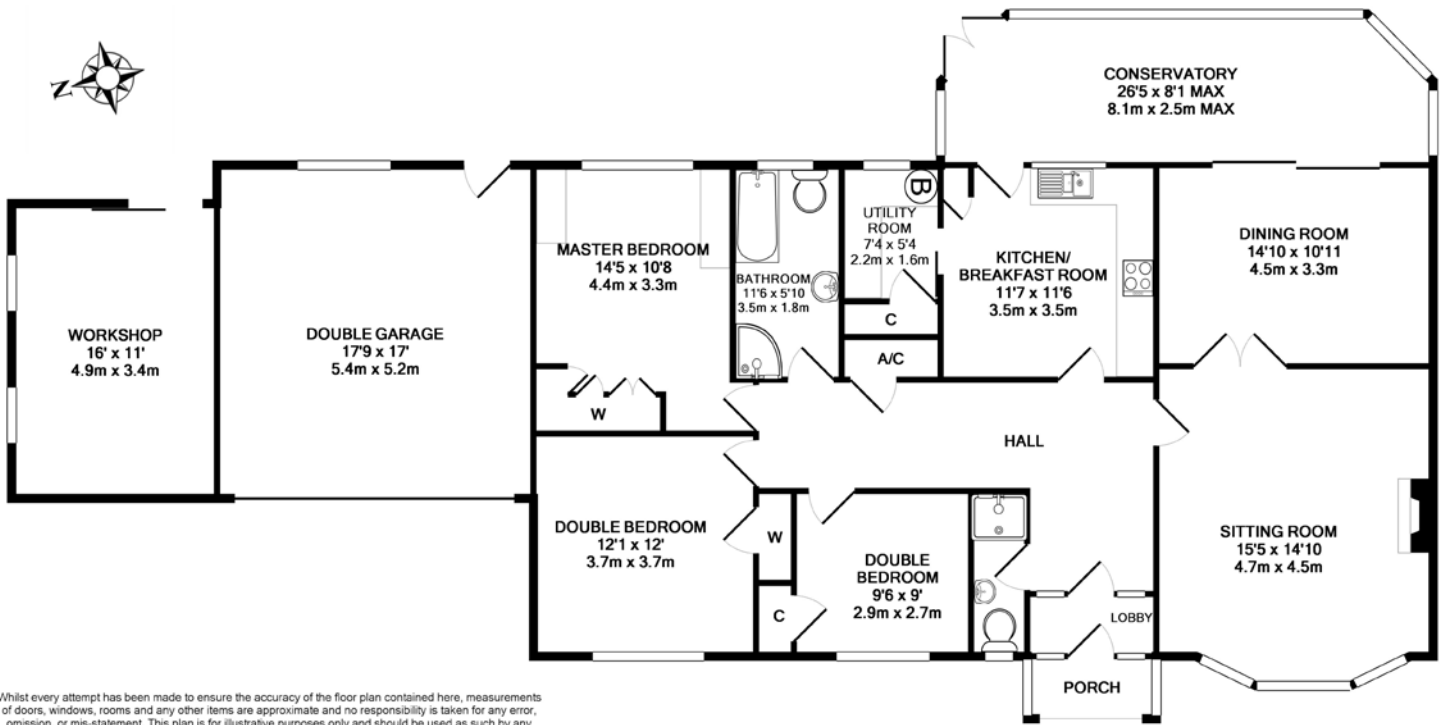
By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2016

N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.