



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

ROSETOR

MARYVALE, BERRINGTON ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8EN

GUIDE PRICE
£375,000



AN IMMACULATE & WELL APPOINTED DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER POSITION WITH OUTSTANDING VIEWS.

- KITCHEN/BREAKFAST ROOM
- SPACIOUS SITTING ROOM
- DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- SHOWER ROOM, WC & CLOAKROOM
- LARGE GARAGE
- AMPLE PARKING SPACE
- ATTRACTIVE GARDENS

NICK CHAMPION LTD

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www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 0.7 mile, Ludlow – 8 miles, Leominster – 10 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 0.2 mile turn right onto Berrington Road. Proceed for 0.4 mile before turning right into Maryvale and Rosetor will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Rosetor is situated in a peaceful cul-de-sac near the heights of the desirable Berrington Road and is within walking distance of the town centre. The property enjoys outstanding views across the town to the Teme Valley beyond. 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.

Rosetor is a detached bungalow constructed circa 1974 of brick elevations under a tiled roof and the property has been substantially upgraded to a high standard in recent years by the present owner to provide spacious and comfortable accommodation. The property features UPVC double glazing, gas fired central heating, delightful well-stocked landscaped gardens, a summer house, large garage and ample parking space on a tarmac driveway.

ACCOMMODATION

A covered porch opens into the roomy entrance hall which has an archway through to the cloakroom and an airing cupboard housing the Worcester boiler. The kitchen/breakfast room has a range of light grey and white base and wall units incorporating a double sink/drainage unit, a combination gas and induction hob with an extractor hood over, an electric oven, freestanding appliances including a washing machine, dishwasher and fridge/freezer, and a part glazed door to outside. The open plan living space comprises of a spacious sitting room which has a Gazco remote controlled gas fire in a stone surround, a full width picture window overlooking the view and an archway through to the dining room which has sliding doors opening out to the rear garden. The master bedroom has a built in wardrobe, a fitted storage unit incorporating wardrobes, drawers and shelving, and an ensuite which has a bath with a Triton T80 shower over, a pedestal basin, wc and heated towel rail. There are two further double bedrooms, one of which has fitted furniture including a wardrobe, chest of drawers and overhead storage; and the other which is currently utilised as a snug has a walk in storage area with shelving. There is a shower room with a Triton Marbella shower in a corner cubicle, a vanity basin and heated towel rail; and a separate wc with a vanity hand basin.

OUTSIDE

A tarmac driveway with ample parking space for two/three cars leads to the large attached garage which has an electric garage door, together with a fitted base unit incorporating a sink/drainage and a part glazed door to the rear garden.

A path from the parking area leads via a lawn with shrub and flower beds with heather and roses to the entrance porch and continues around the property via a lockable wrought iron gate to the enclosed rear garden. A block paved patio seating and entertaining

area bordered by a brick wall with raised flower beds catches the afternoon and evening sun and has an electric canopy for shade and a useful fold out drying rack. Shallow gravel steps rise up gently to an area of lawn bordered by shrubs and flowers and to a south-facing timber summer house.

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 a mortgage calculation visit:
www.nickchampion.co.uk

VIEWING

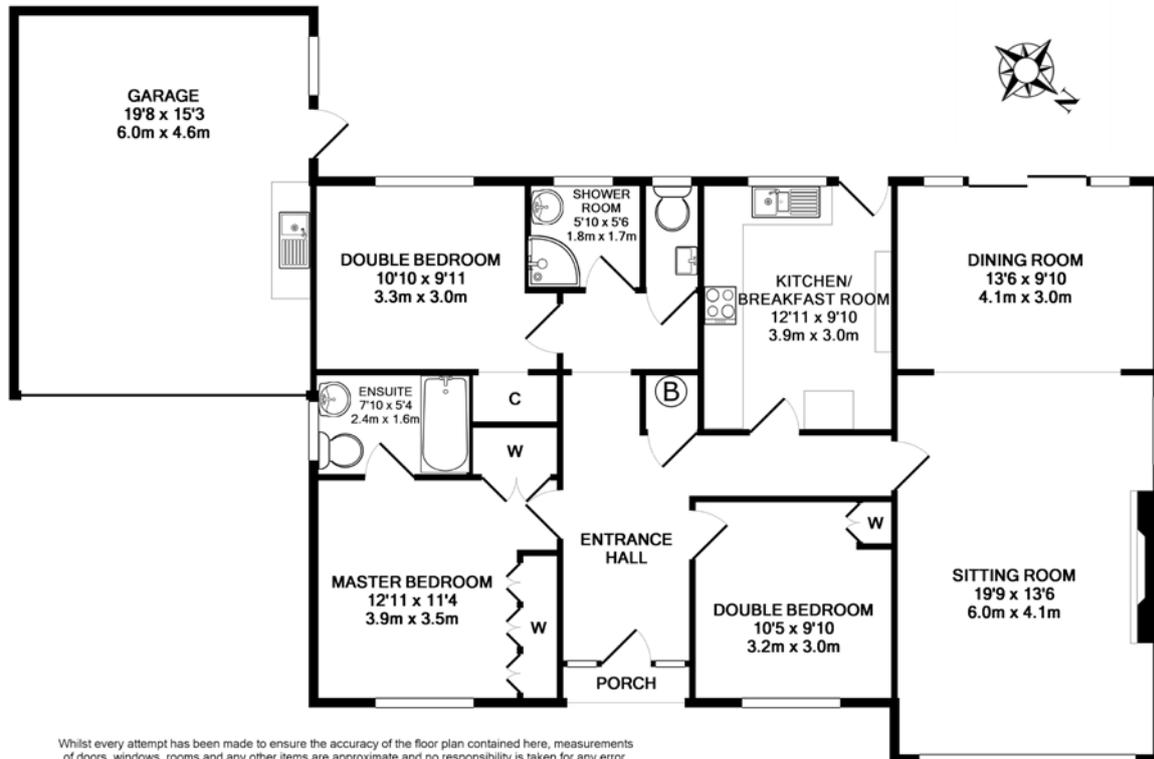
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective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