



SAMUEL WOOD

4. Burleigh Close, Tenbury Wells, Worcestershire, WR15 8DN

Offers Over £300,000





This well presented 3 bedroom detached bungalow sits in a mature and well respected residential area within easy reach of Tenbury's town centre. Outside the property enjoys a bricked driveway and is a level plot with landscaped gardens to both front and rear making it an ideal retirement buy. Accommodation benefitting from gas-fired heating and upvc double glazing includes; Reception Porch, Reception Hall, Large Living Room, fitted Kitchen, 3 Bedrooms, Shower Room and large rear Conservatory. EPC D.



- 3 Bedroom detached bungalow
- Well respected and mature residential area
- Easy reach of the town's facilities
- Level plot with landscaped garden
- Bricked driveway and garage
- Large rear conservatory
- No onward chain

### Front door opens into

### Small Reception Porch

With further door to

### Reception Hallway

With access into the roof space and drop down ladder

### Living Room 18'0" x 11'6" (5.1m x 3.1m)

With large bay window to front elevation and further window to side

### Kitchen 9'8" x 9'0" (2.97m x 2.75m)

Nicely fitted with a matching range of cream coloured units with heat resistant work surfaces, tiled splashbacks, stainless steel sink unit, electric hob with extractor positioned above, electric double oven adjacent, built-in microwave, planned space and plumbing for washing machine, dishwasher, room for a fridge and tiled floor. Door and window into

### Conservatory 15'8" x 11'6" & 16'4" x 11'5" (4.79m x 3.51m & 4.98m x 3.49m)

(In two parts) This magnificent conservatory provides fantastic additional square footage the first section is used for formal dining, being of upvc construction with double glazed roof, roof blinds, tiled floor, radiators and 2 sets of doors out onto the garden.

### Bedroom 1 11'10" x 11'6" (3.61m x 3.53m)

With window to frontage, sliding double doors into wardrobe cupboard with hanging rail and shelf, further sliding double doors into the boiler cupboard housing the gas-fired boiler which heats the domestic hot water and radiators. The lagged hot-water cylinder is also housed in here along with shelving.

### Bedroom 2 10'0" x 9'10" (3.05m x 3.00m)

With window to rear conservatory and double doors into wardrobe cupboard with hanging rail and shelf.

### Bedroom 3 10'0" x 6'7" (3.06m x 2.03m)

With window into the conservatory

### Shower Room 9'10" x 4'11" (3.02m x 1.52m)

With window into conservatory, tiled floor, extensively tiled walls and a modern suite in white of W.C, pedestal wash handbasin and double width shower cubicle with Triton electric shower fitted.

### Outside:

The property is approached onto a bricked driveway which provides parking. The front door is accessed here together with an up and over door into the property's Garage with personal door and window to rear garden. The front garden with the property is open plan and has been paved for low maintenance with a selection of mature trees and shrubs. Gated access then leads into the rear garden which has been landscaped with low maintenance in mind and has high-board fencing to both side and rear elevations aiding privacy. There is a paved pathway along the rear of the conservatory leading to a paved seating area, gravelled borders with shrubs and plants.

### Services:

Mains water, mains drainage, mains gas. Gas fired central heating to radiators where listed. Upvc double glazing. Approximate Broadband speeds; Basic 15mbps, Superfast 74 mbps. Flood risk; very low.

### Local Authority:

Malvern Hills District Council, council tax band - D

### Tenure:

The property is freehold

### Directions:

From Tenbury Town centre proceed out of town on the Oldwood Road ignoring the turn on the left for Bromyard Road. Take the turn on the left into Mount Orchard then immediately right into Burleigh Close and the bungalow can be found on the right hand side indicated by the agents for sale sign.

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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