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The Orchard
Wick Road
Little Comberton
Worcestershire
WR10 3EG

For Sale

Price £399,950



AN INDIVIDUALLY DESIGNED WELL PRESENTED AND EXTENDED
DETACHED, THREE BEDROOM FAMILY HOME.
HAVING CONSERVATORY AND GARAGE, TOGETHER WITH GOOD SIZED
GARDEN, SET WITHIN THIS POPULAR BREDON HILL VILLAGE.
Canopied Entrance, Reception Hall, Lounge, Separate Dining Room, Conservatory,
Kitchen/Breakfast Room, Large Utility Room with Cloakroom/Shower,
Three Bedrooms, Full Modern Bathroom Suite, Outstanding Garden,
Driveway to Garage.

Residential Sales Particulars

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Situation

The Orchard is a detached and extended house built circa 1950's and has been the subject of much improvement by the present vendors. The extension to the rear adds a useful utility room and cloakroom also providing further storage and access to the gas boiler. The property has a welcoming reception hall, a good-sized bay fronted lounge, separate dining room and the addition of a conservatory. There is a modern kitchen/breakfast room with Range cooker and fitted units. The family bathroom has a full suite incorporating an individual shower.

The garage situated off the brick paved drive, provides storage and workshop area and a courtesy door giving access to the garden at the rear of the property.

The beautiful well-presented garden has feature Rose Arbour and alfresco area, together with an enclosed vegetable garden. The whole garden is enclosed and there is an attractive Beech hedge to the front of the property together with brick pillars at the entrance to the driveway.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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The Property Comprises Of

Canopied Entrance with lantern light on sensor, door chime, composite front door with leaded and opaque double-glazed panels, security lock into

Reception Hall with quarry tile floor covering, mat-well, enclosed panelled radiator, side elevation double-glazed window, dado rail and wall mounted thermostatic control. BT socket and power points. Doors off to



Lounge measuring approximately 14'3" x 13'9" (4.36 x 4.24m) into bay window, with double glazed panels, panelled radiator. Side elevation windows. Dado rail. Exposed brick fireplace with marble hearth and mantle shelf, gas fire inset (coal effect). Multi socket power points, ceiling light, coving. Television aerial points x 2.



Dining Room measuring approximately 13'x 10'10" (3.96 x 3.08m) with rear elevation double glazed window, panelled radiator, dado rail, ceiling light and coving. Multi socket power points, single sliding door with side panel leads into

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Dining Room



Conservatory measuring approximately 10' x 12'9" (3.05 x 3.93m) maximum, with UPVC double glazed panels over brick plinth, individual blinds for windows and roof panels. Multi socket power points, ceramic tiled floor covering and wall light points. Fully double glazed double doors lead out to garden.



Fitted Kitchen/Breakfast Room measuring overall approximately 11'3" x 12'10" (3.44 x 3.69m) maximum, having panelled glazed door from hall into fitted kitchen, comprising of work top surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap. Ceramic tiled surrounds. Side elevation double glazed windows with venetian blinds and high-level consumer unit. Canon Range fitted cooker with 6-burner gas hob, double oven with grill and plate warmer having stainless steel extractor hood over. (3-speed with light). Range of fitted wall mounted storage cupboards. Ample multi socket power points. Storage for upright fridge/freezer. Panelled radiator and archway though to

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Kitchen/Breakfast Room



Utility Room measuring approximately 11'5" x 14'8" (3.5 x 4.51m) overall, including a range of fitted units with work top surfaces, drawers and storage cupboards under. Stainless steel single drainer sink unit, plumbing for automatic washing machine and plumbing for dishwasher. Further storage space for upright freezer. Ample multi socket power points, south elevation double glazed window (views to Bredon Hill). Louvre fronted storage cupboards, one enclosing Worcester gas central heating boiler and the other as hoover/ironing board storage. Panelled radiator, high level storage cupboard and shelf. BT socket. Patterned ceramic tile floor covering. Also including **Cloakroom** with modern plumbed in shower having manual thermostatic control to shower head on wall bracket. Ceramic tile surrounds, sliding screen doors. Ceramic floor tiling. Enclosed cistern low flush WC with vanity unit, hand wash basin and storage cupboard under. Useful shelving. Rear elevation opaque double-glazed window, upright chrome towel/radiator and tiled surrounds. Roman blind. Pull cord light switch.



Ceramic tile surrounds, sliding screen doors. Ceramic floor tiling. Enclosed cistern low flush WC with vanity unit, hand wash basin and storage cupboard under. Useful shelving. Rear elevation opaque double-glazed window, upright chrome towel/radiator and tiled surrounds. Roman blind. Pull cord light switch.

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Within the utility room there are also coat hooks and an opaque panelled glazed door to the rear. From the reception hall, stairs lead up to **First Floor Landing** with dado rail, banister rails and balustrading.

Landing with side elevation double glazed window, enclosed panelled radiator, ceiling light and power points. Access hatch to insulated roof void with light and power point. Loft ladder.

Bedroom One measuring approximately 13'2" x 12'10" (4.02 x 3.72m) minimum, with front elevation double glazed windows, panelled radiator, ceiling light, television aerial socket and power points. Fitted bedside tallboys, dressing table and wardrobe cupboards.



Bedroom Two measuring approximately 12'4" x 10'8" (3.77 x 3.29m) minimum, having rear elevation double glazed windows (open views) Panelled radiator, light and power points.



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Bedroom Three measuring approximately 9'3" x 9'5" (2.83 x 2.89m) with front elevation double glazed window, panelled radiator, light and power points – presently used as an office.

Bathroom comprising of modern suite, having panelled bath with mixer tap, ceramic tiled surrounds, vanity unit and enclosed cistern low flush WC. Useful shelving with further drawers and storage cupboards. Rear elevation opaque double-glazed windows with venetian blinds. Upright towel rail/radiator. Walk-in shower cubicle with sliding screen door, plumbed in shower with manual thermostatic control for shower head on wall bracket. Ceramic tile surrounds. Towel ring and panelled radiator, pull cord light switch, ceiling light.



Outside the Property

Garage measuring overall approximately 24'6" x 9'5" (7.50 x 2.89m) minimum, with pitched roof and access hatch to roof void. Light and power points. Single up and over door, rear elevation double glazed window – (Ideal workshop space and storage).

Gardens

To the rear of the property there are paved patio areas. **Vegetable Patch** (being enclosed) and having timber garden store and aluminium greenhouse. There is a soft fruit area, composting area and vegetable garden. Rear sensor light. There is a paved pedestrian path running along the side of the garage to the front of the property (gated). The rear garden is predominately laid to lawn, with manicured borders, inset fruit trees rose arbour and an ornamental pear. There is pergola (being an alfresco area) with paved base, and electric supply. **Summer House** connected to power. Towards the house there is Beech hedge screen and feature water fountain, with rose garden surround. A small pergola provides another sitting area. Trellis fencing gives security and pedestrian access to the **front of the property**. There is paved walkway around circular lawn with well stocked border. Tree peonies, red robin and a box feature all feature within the frontal display. The whole garden is beautifully presented and is fronted by a Beech hedge. There are brick pillars onto a Herringbone brick paved driveway, with ample off-road parking and access to the garage.



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The Vegetable Patch



Services

All mains services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings:

Only those items specified in these details are included in the sale of the property.

Tenure:

The property is freehold

Local Authority:

Wychavon District Council, The Civic Centre, Station Road, Pershore, Worcestershire, WR10 1PT Telephone 01386 565000

Council Tax:

Band E

GROUND FLOOR

APPROX. 105.3 SQ. METRES (1132.9 SQ. FEET)



FIRST FLOOR

APPROX. 54.7 SQ. METRES (589.2 SQ. FEET)



TOTAL AREA: APPROX. 160.0 SQ. METRES (1722.2 SQ. FEET)