



**5 Callows Meadow, Tenbury Wells, WR15 8TB. £475,000**

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Tenbury Wells  
WR15 8TB**

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### **PROPERTY FEATURES**

- **Detached Bungalow**
- **3 Bedrooms**
- **En-Suite**
- **Spacious Lounge**
- **Kitchen/Dining Room**
- **Conservatory**
- **Utility Room**
- **Office**
- **Driveway With Parking**
- **Gardens TO Front And Rear**

**To view call 01568 616666**



**JonathanWright**  
estate agents



A most spacious and extremely well presented detached bungalow offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, a wide welcoming reception hall, spacious lounge with wood burning stove. A modern fitted kitchen/dining room, rear conservatory, utility room, three good sized bedrooms, en-suite shower room and an office. Outside, a lawn garden to front, an attractive private and secure garden to rear with storage sheds and summer house. A driveway to the front with parking for vehicles.

The property is situated in a most attractive and tucked away position on the edge of the market town of Tenbury Wells. Tenbury offers a good range of amenities to include, shops, a supermarket, cinema and also a school.

The property is a modern and well presented spacious detached bungalow.

An entrance door opens into an enclosed porch with tiled flooring, window to front and glazed double opening doors opening into a welcoming reception hall.

The spacious and wide reception hall has wooden laminated flooring, inspection hatch to the loft space above and doors off to the living accommodation.

The spacious lounge is an ideal room for entertaining having a wood burning stove standing on a glass hearth, UPVC and double glazed windows to side overlooking gardens to rear. The lounge has wall lighting, plenty of power points, TV aerial point and a UPVC double glazed door opening out to a rear patio.

From the reception hall a door opens into an impressive kitchen/dining room. The well fitted kitchen/dining room has a working surface with an inset, stainless steel sink unit, mixer tap over, cupboard and an integral dishwasher. The working surfaces continue with base units of cupboards, drawers and built-into the working surface is an Indesit electric hob with a stainless steel extractor hood with light over.

Situated in a housing unit is a Zanussi electric fan assisted double oven with cupboard over, drawers under, larder unit to side and a useful storage cupboard. The kitchen/dining room also has matching eye-level cupboards, inset lighting, tiled flooring throughout, ample room for a family size table and UPVC double glazed windows to rear.

From the kitchen/dining room a glazed panelled door opens out to a rear conservatory.

The attractive conservatory has a brick built dwarf wall base, UPVC double glazed windows overlooking attractive gardens, wall lighting, power points and UPVC double glazed French doors opening out to the rear garden.

From the reception hall a door opens into a useful storage cupboard housing a Baxi gas fired

combination boiler heating hot water and radiators as listed.

A door from the reception hall opens into bedroom one.

Bedroom one. The good size double bedroom has ample room for bedroom furniture, UPVC double glazed window overlooking the attractive garden to rear and a door into an en-suite/shower room. The modern en-suite/shower room has a shower cubicle with a mains fed shower over, a pedestal wash hand basin and low flush W.C. There is an extractor fan, heated towel rail and a frosted UPVC double glazed window to side.

Bedroom two is also a good size double bedroom having a UPVC double glazed window to front with open and attractive outlook and ample room for bedroom furniture.

From the reception hall a door opens into an office. The good size office has power, lighting, a UPVC double glazed window to front and door into bedroom three.

Bedroom three has a uPVC double glazed window to front and wooden laminated flooring. From the office an door opens into a utility room having a working surface with space under for a washing machine, also a tumble dryer, room for further appliances and a door giving access to the side of the property.

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#### OUTSIDE.

The property is situated in an attractive and tucked away position on the edge of the market town of Tenbury. The property has a driveway to front with parking for vehicles, also to the front is an attractive lawn garden with shrub and gravel border sand outside lighting. There is gated access to the side where there is a private seating area and a slab pathway leading onto the main garden.

#### REAR GARDEN.

The pretty rear garden has been well landscaped to include a large slab patio seating area with a retractable awning over, also a large lawned garden with well stocked floral borders and beds. There is an ornamental fish pond and situated one corner of the garden is a well maintained summer house. There is an outside cold water tap and set to one side of the property is a timber built storage shed and separate potting shed.

#### SERVICES.

All mains services are connected and gas fired central heating.



## ROOMS AND SIZES

Reception Hall

Lounge 6.10m x 5.00m (20' x 16'5")

Kitchen/Dining Room 5.41m x 3.56m (17'9" x 11'8")

Conservatory 3.20m x 2.74m (10'6" x 9')

Bedroom One 3.86m x 3.56m (12'8" x 11'8")

En-Suite/Shower Room

Bedroom Two 3.73m x 2.79m (12'3" x 9'2")

Office 2.77m x 2.59m (9'1" x 8'6")

Bedroom Three 3.56m(max) x 3.07m (11'8"(max) x 10'1")

Utility Room 2.57m x 2.49m(max) (8'5" x 8'2"(max))

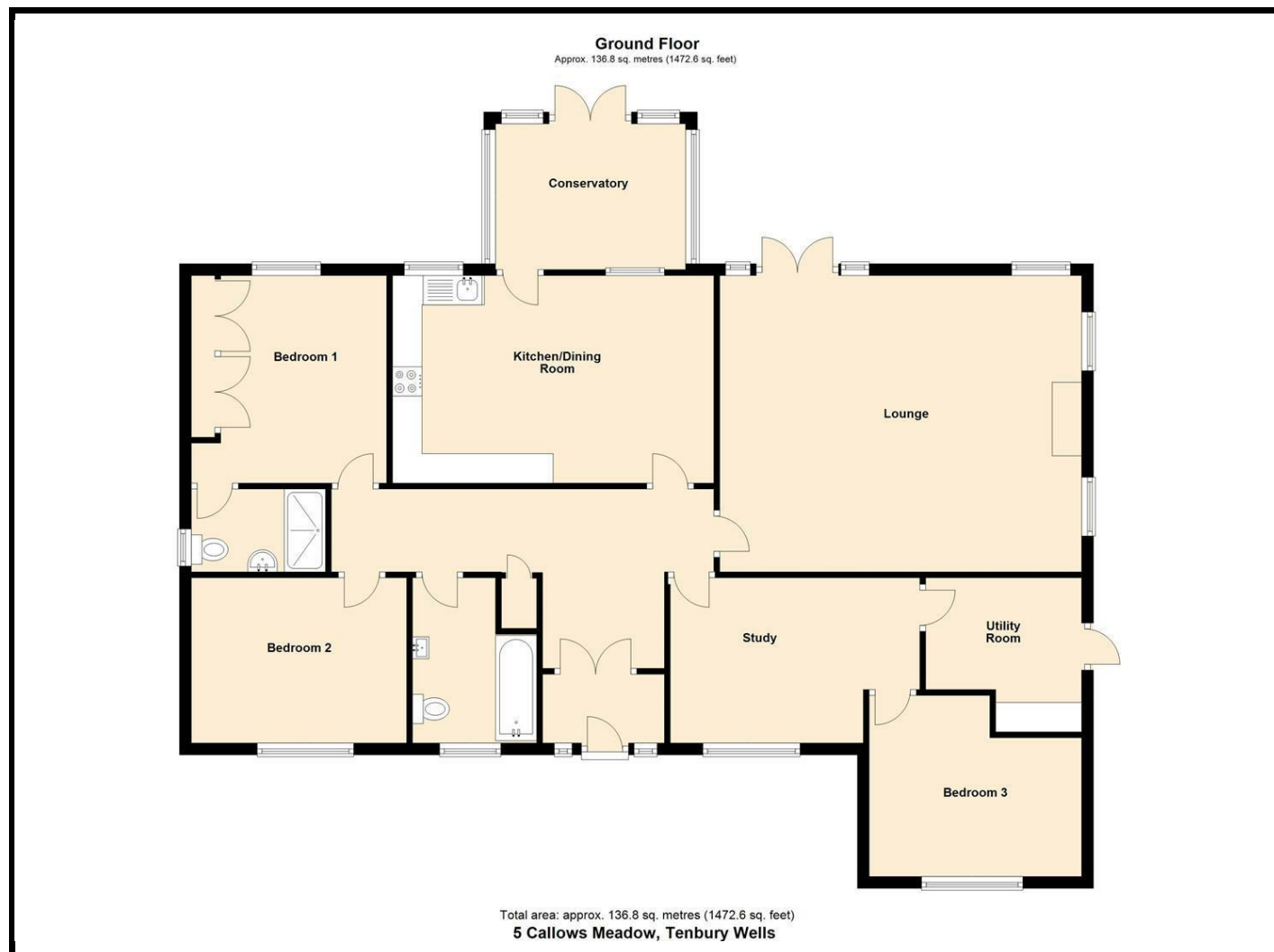
Rear Garden

## PROPERTY INFORMATION

Council Tax Band - E

Property Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	
England & Wales		EU Directive 2002/91/EC	



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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