



**JonathanWright**  
estate agents



**1 Swan Orchard, Alfrick, WR6 5HZ. £400,000**



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### **PROPERTY FEATURES**

- **Detached House**
- **3 Good Size Bedrooms**
- **Spacious Lounge**
- **Dining Room & Conservatory**
- **Kitchen**
- **Downstairs Wc**
- **Garage**
- **Good Size Gardens**
- **Views to Rear**



**To view call 01568 616666**



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Situated in a most attractive and semi rural location, a surprisingly spacious detached house offering UPVC double glazed and oil fired centrally heated accommodation to include a reception hall, a good sized lounge, kitchen, dining room, rear conservatory, downstairs cloakroom/WC, three good sized bedrooms, modern fitted bathroom, balcony and outside lawned and gravelled gardens to the front, an attractive garden with rural views to the rear, a driveway with parking for vehicles and an adjoining garage.

Alfrick is an attractive village and close by is a community run cafe/shop & post office, schooling can be found in neighbouring villages and the city of Worcester is only a 6 mile drive away which has a wide variety of shops, supermarkets, train station and motorway links.

A UPVC double glazed entrance door opens into an enclosed porch and a glazed panelled door then opens into the reception hall. The welcoming reception hall has a useful understairs area and a door leading off to the lounge. The good size L shaped lounge is light and airy and has UPVC double glazed windows to front and both sides, there is also a feature fireplace with raised hearth surround a mantle shelf over. The lounge also has plenty of power points and a TV aerial point. From the reception hall a door opens into a dining room which has room for a dining table and a double glazed sliding patio door giving access to a rear conservatory.

The conservatory has full length UPVC double glazed windows overlooking an attractive rear garden and open fields behind, tiled flooring, power points and UPVC double glazed French doors giving access to the garden. From the dining room a feature archway leads into the kitchen.

The Kitchen has a working surface with an inset stainless steel sink unit with cupboards and an integral freezer under and the working surfaces then continue with base units to include cupboards, drawers and an integral fridge. Built into the working surface is an electric hob with a matching electric oven under and a concealed fan and light over, and the kitchen also has a range of matching eye level cupboards with wine rack, tiled splashbacks and a UPVC double glazed window with an attractive view to the rear.

From the dining room a door opens into a downstairs cloakroom/WC having a low flush WC, pedestal wash hand basin and a frosted UPVC double glazed window to rear. A second door from the dining room a door opens into a small lobby with a connecting door into the adjoining garage.

From the porch a door opens to a staircase rising up to the 1st Floor landing which has a smoke alarm, a door giving access to a balcony overlooking gardens at the front of the property and doors then lead off to the bedroom and bathroom accommodation.

**Bedroom One**

The good sized double bedroom has two UPVC double glazed windows, one to front one to side and

ample room for bedroom furniture. Bedroom one is currently being used as a first floor sitting room and has double opening doors into a built-in wardrobe which currently has a kitchenette fitted inside, with a working surface, stainless steel sink unit, cupboards, drawers, inset lighting, shelving and power points. Bedroom two is also a generously sized double bedroom and has an attractive view to the rear through a UPVC double glazed window and double opening doors to a built in wardrobe fitment. Bedroom three is a good sized bedroom with a UPVC double glazed window to rear.

From the landing a door now opens into a spacious bathroom with a modern fitted suite to include a P-shaped bath with a glass shower screen and an electric shower over, there is also a low flush WC and pedestal wash hand basin. The bathroom has tiled splash backs, tiled flooring, a frosted UPVC double glazed window to side, extractor fan, inset lighting, an inspection hatch to the loft space up above and a door into a linen cupboard with fitted shelving.

**Outside**

The property is situated in an attractive and private cul-de-sac position and is approached to the front over a pedestrian pathway and onto a driveway with parking for vehicles. Directly opposite the property is a good sized lawned area and directly to the front of the property are gravelled and floral gardens. At the end of the driveway is an up and over door giving access into the adjoining garage.

**Garage**

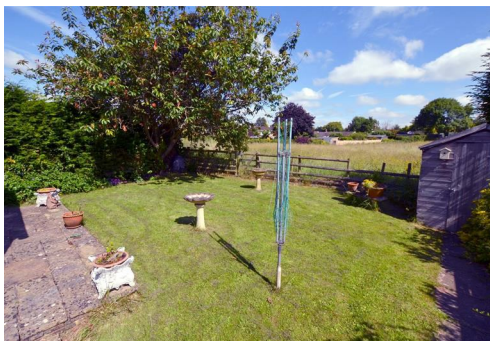
The good sized garage has power, lighting, a window to the side and a half glazed door giving access to the rear garden. The garage also has plumbing and drainage for washing machine and situated in the garage is a modern Worcester Oil fired boiler heating hot water and radiators as listed. To the side of the property is gated access and a pathway also housing the oil tank supplying the central heating system leading to the rear garden.

**Rear Garden**

The property enjoys an attractive rear garden with a slab patio seating area with cold water tap, lawned garden, floral and shrub borders and attractive views to the rear overlooking neighbouring fields. Also situated in the garden is a timber built storage shed and there is a further gravelled seating area and a useful storage area to the other side of the property.

**Services**

The property has mains water, mains electricity, mains drainage and oil fired central heating.

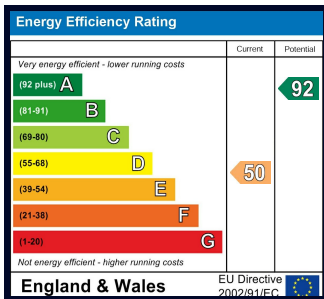


## ROOMS AND SIZES

Porch	
Lounge	7.24m x 3.73m (23'9" x 12'3")
Dining Room	2.29m x 2.06m (7'6" x 6'9")
Conservatory	2.87m x 3.40m (9'5" x 11'2")
Downstairs Wc	
Kitchen	3.20m x 2.64m (10'6" x 8'8")
Bedroom One	3.81m x 3.23m (12'6" x 10'7")
Bedroom Two	3.53m x 2.64m (11'7" x 8'8")
Bedroom Three	2.95m x 2.29m (9'8" x 7'6")
Bathroom	2.62m x 2.31m (8'7" x 7'7")
Garage	5.72m x 2.59m (18'9" x 8'6")

## PROPERTY INFORMATION

Council Tax Band - D  
Property Tenure - Freehold



### 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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