

**Boundwater
Morningside
Tenbury Wells
Worcestershire
WR15 8EW**

**MARY STONE
PROPERTIES**



Offers in the region of £535,000 Freehold



77 Teme Street, Tenbury Wells, Worcs WR15 8AE
01584 819155 sales@marystoneproperties.co.uk
www.marystoneproperties.co.uk

A great opportunity to move into this spacious four bedroom detached architecturally designed property. Boundwater was built in 2009 and has been individually modelled to provide an open plan kitchen/diner, living room with a log burning stove, conservatory with underfloor heating and a further log burning stove. A good sized double garage/workshop, laundry room and a further storage room with a WC. The main bedroom suite is reached by a spiral staircase and offers a dressing area, under eaves storage, a shower ensuite and there is a delightful Juliet balcony accessed from the main bedroom having far reaching views.

On the lower floor there are three double bedrooms (one having a shower ensuite) and a family bathroom.

The conservatory opens to the rear gardens that have been thoughtfully landscaped with mature flowering plants, trees and a garden shed. There is a studio/home office having two rooms, electric supply and a decking area.

There is a separate well maintained fenced area of garden and the driveway will fit multiple cars and vehicles on it.

Double glazed, mains drainage and oil central heating.

EPC C. Malvern Hills Council Tax Band E.

Entrance Hall

having tiled flooring and telephone point

Living Room 21' 4" x 12' 10" (6.5m x 3.9m)
fitted carpet, dual aspect windows giving you lovely country views, log burning stove in a feature brick fireplace

Kitchen/Diner 23' 7" x 15' 9" (7.2m x 4.8m)
matching range of fitted wall and base units with laminate work tops, integrated LPG hob with an extractor over, integrated oven, stainless steel fridge/freezer and dishwasher, a door opens to the side gardens and there is ample room for a dining table and chairs

Conservatory 13' 9" x 9' 2" (4.2m x 2.8m)
having tiled flooring, ceiling light, underfloor heating and a wood burning stove. Double doors open to the rear patio area

Bedroom One 18' 1" x 16' 9" (5.5m x 5.1m)
this bedroom is reached by a spiral staircase and the landing has built in shelving to provide a dressing area. The spacious main bedroom has sloping eaves, under eaves storage and a fitted

carpet, dual aspect windows and a door opens to a lovely Juliet balcony

Shower Room Ensuite

white wc, basin and a separate shower enclosure

Bedroom Two 14' 1" x 12' 10" (4.3m x 3.9m)
double bedroom with a fitted carpet and lovely far reaching views towards Clee Hill

Shower Room Ensuite

white wc, basin and separate shower enclosure

Bedroom Three 14' 1" x 10' 6" (4.3m x 3.2m)
double bedroom with a fitted carpet

Bedroom Four/Study 10' 10" x 8' 10" (3.3m x 2.7m)

double bedroom with a fitted carpet and skylight

Family Bathroom

white suite comprised of wc, pedestal basin, bath with a shower over

Workshop/Garage

17' 5" x 14' 1" (5.3m x 4.3m)
accessed by stairs down leading off the entrance hall. Having double doors to the front and a separate single door. Overhead lights, power points and concrete flooring

Utility Room 14' 1" x 6' 11" (4.3m x 2.1m)
plumbing for washing machine, sink, power point, oil central heating boiler

Storage Area and WC 17' 5" x 14' 1" (5.3m x 4.3m)

useful storage area with shelving, wc with hand wash basin

Studio/Home Office

there is a useful studio located at the top of the garden with electric, two rooms and a decking area

Outside

to the front of Boundwater there is space and parking for multiple vehicles, a side path leads to a separate parcel of garden which is hedged and fenced. There is a patio area to the rear of the property and a path leads through lawned gardens with mature shrubs, plants and trees to a garden shed and then to the studio.

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

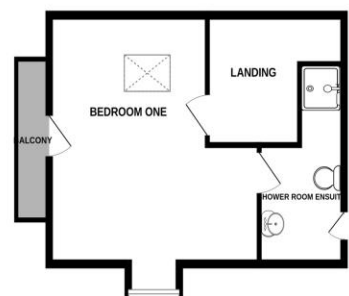
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 2409 sq.ft. (223.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

