

3 COLLEGE TERRACE

£370,000



“A delightful, extended family home”

Tenbury Wells, Worcestershire

This attractive and generously-proportioned 5-bedroom, 3-reception character home has highly versatile accommodation, a large rear garden and is walking distance from the thriving market town of Tenbury Wells: perfect for a growing, modern family.

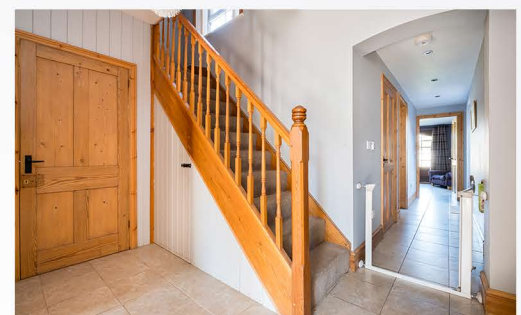
- Extended semi-detached town house
- 3 reception rooms
- 5 bedrooms
- Walking distance to town's amenities
- Cosy wood burners
- Versatile attic room
- Generous rear garden
- No flooding



3 College Terrace hits the sweet-spot in that it has been sympathetically and significantly extended, yet without compromising the building's character or architectural attributes.

Enter the property through the convenient side entrance into a covered porch: the perfect place for kicking off walking boots and hanging coats, then move through into the adjacent utility room, which has in-built storage cupboards and space to house white goods. A central hallway connects all of the ground floor accommodation. At the front of the property is a cosy, well-lit living room: here, an exposed brick fireplace houses a wood burning stove beneath a timber mantle, providing a pretty focal point for the room. Next door, the dedicated dining room also features an in-built wood burning stove and benefits from exposed wooden floors, providing a cosy backdrop for entertaining friends, and in which the family can gather at mealtimes. The kitchen has been remodelled and benefits from a recent Velux window, providing plenty of light above an attractive Belfast sink, which overlooks the rear garden. There is a built-in oven with overhead extractor unit, a breakfast bar and plenty of traditional-style timber floor and wall cabinets for storage. To the rear of the property lies a large family room with double-doors, which open out onto the rear patio, in readiness for the summer months. A convenient cloakroom and large storage cupboard completes the downstairs layout.

From the hallway, a timber staircase leads up to the first floor, which has a central landing - echoing the hallway downstairs - connecting all of the rooms. Two double bedrooms overlook the front of the property, a third double bedroom overlooks the rear garden and a fourth bedroom - currently used as an office - sits centrally. These are all serviced by an elegant bathroom with a large walk-in shower, bathtub and his-and-hers sinks set into an attractive vanity unit. Take a further staircase to the superb attic room: a great, partly-partitioned space with a large bank of storage cupboards: a perfect space for teenagers or to be utilised as a hobby room or workout space.



Outside: To the front of the property, a decorative brick wall encloses a small lawned area, bordered by a spring flower border and a gate accesses a path which leads to the front door. A further path gives convenient side access to the rear garden and side property entrance. The rear garden has a patio directly behind the property - perfect for the family to sit out and enjoy summer BBQs. A central path leads the full length of the garden, through the lawn, alongside a large flower border to brick storage buildings at the rear of the garden. There is also a kitchen garden and kennel area.



Area: This property lies within easy walking distance of the market town of Tenbury Wells which has a bustling high street of independent shops, cafes, pubs, bakeries, supermarket and cinema. There are also tennis facilities, a swimming pool, and medical services. The property is also within walking distance of the local primary and high schools. Tenbury Wells has a great community spirit, and hosts plenty of regular events. Lovers of the great outdoors are well catered for, with plenty of rural walks close at hand. The foodie haven of Ludlow and antique-lover's town of Leominster are short drives away.

Note: 3 College Terrace has never been subject to flooding. The government Flood Risk for the property is classified as "Very low", the lowest classification.

At a glance:

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|--------------------|------------------------------------------------------------------------|
| Bedrooms: | 5 |
| Tenure: | Freehold |
| Council Tax Band*: | C |
| Heating: | Central heating and underfloor (hallway, utility and family room); Gas |
| Services: | Mains water, gas, electricity and drainage. |
| Service charges: | Nil |
| Covenants: | Shared pedestrian access to side gate. |
| Broadband: | Yes** |

* correct as of instruction date | **Source: BT

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

