JOHN GOODWIN
*THE* PROPERTY PROFESSIONALS
EST. 1981









# 56 Ronkswood Hill, Worcester. WR4 9EP

## Guide Price £340,000

Beautifully Presented And Extended Three Bedroom Semi-Detached Home Extending to over 1000sqft, Featuring A Superb Open Plan Living, Dining Kitchen With Bi-Fold Doors To The Garden. Stylishly Refurbished Throughout, With Generous Parking, Garage And Delightful Gardens. Energy Rating D

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2


Regulated by RICS®

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Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



**The Property**

Set back from the road behind a double width block paved driveway providing ample off road parking, this beautifully presented and substantially enhanced semi-detached home has been lovingly refurbished and thoughtfully extended by the current owner to create a stylish and versatile family home.

Offering immaculately maintained accommodation arranged over two floors, the property benefits from gas central heating and double glazing throughout. Undoubtedly its most impressive feature is the magnificent open plan living, dining kitchen extending across the rear of the house, where contemporary design, generous proportions and an abundance of natural light combine to create a wonderful space for modern family living.

An obscured double glazed entrance door opens into a welcoming reception hallway, with stairs rising to the first floor and doors leading to the utility room and sitting room. Positioned to the front of the property, the beautifully appointed sitting room provides a comfortable and inviting retreat, with an attractive double glazed bay window forming a charming focal point.

The true heart of this exceptional home is the superb extended living, dining kitchen, thoughtfully designed to offer the perfect balance of style, practicality and sociable living. The contemporary kitchen is fitted with an extensive range of modern soft close drawer and cupboard units, complemented by generous work surfaces and an excellent selection of integrated appliances. These include a Samsung induction hob with circular stainless steel extractor above, eye-level double oven, fridge freezer, dishwasher and a convenient pull out waste bin.





Flowing seamlessly from the kitchen is a wonderfully spacious sitting and dining area, with additional fitted cupboards to one wall providing useful storage. This impressive space is flooded with natural light courtesy of two Velux rooflights, double pedestrian doors and bi-fold doors opening directly onto the rear garden. Perfect for everyday family life and entertaining alike, the room creates a delightful connection between the house and garden, allowing indoor and outdoor living to merge effortlessly during the warmer months. Attractive wood effect flooring extends throughout, providing a stylish and cohesive finish.

A door leads through to the well appointed utility room, offering additional fitted cupboards, work surface space and a sink unit with flexible hose tap. A pedestrian door provides convenient access to the front of the property, while a modern guest cloakroom completes the ground floor accommodation.

To the first floor, a central landing provides access to three bedrooms and the family bathroom, together with a loft access hatch leading to a part boarded loft space.

The principal bedroom is a generously proportioned double room positioned to the front of the property, enjoying natural light through a double glazed window. An extensive range of fitted wardrobes, comprising two doubles and a single with overhead storage cupboards, provides excellent storage facilities.

Bedroom two is a further well proportioned double room overlooking the rear garden, while bedroom three is a good sized single bedroom benefiting from a built-in wardrobe and an airing cupboard housing the wall mounted Baxi boiler.







Completing the first floor accommodation is a stylishly refitted family bathroom, fitted with a contemporary white suite comprising a close coupled WC, vanity wash hand basin with storage beneath and a panelled bath with thermostatically controlled shower over. Complementary ceramic tiling to the walls and floor adds to the smart, modern finish.

**Outside**

The property is equally impressive externally, with a delightful enclosed rear garden providing a wonderful setting for relaxation, outdoor dining and entertaining.

Immediately adjoining the rear of the house is a generous paved patio, perfectly positioned to take full advantage of the bi-fold doors and create a natural extension of the living accommodation during the warmer months. A charming stepping stone pathway leads through the lawned garden, which is enhanced by established planted borders and attractive specimen trees, including a particularly lovely Acer.

An additional seating area, positioned to the right hand side of the garage, provides another pleasant spot from which to enjoy the garden. Further practical features include an outside water tap and external power sockets.

The garden is enclosed by fenced boundaries, with gated pedestrian access to the rear leading to an additional off road parking area.











A single garage offers further useful parking or storage facilities and benefits from an up and over door, light and power, together with a pedestrian door providing direct access to the garden.

**Summary**

Beautifully presented and thoughtfully improved throughout, this outstanding semi-detached home offers an appealing combination of contemporary styling, versatile family accommodation and attractive outdoor space. With its magnificent extended living, dining kitchen forming the centrepiece of the property, this is a home that must be viewed internally to fully appreciate the quality, space and lifestyle on offer.

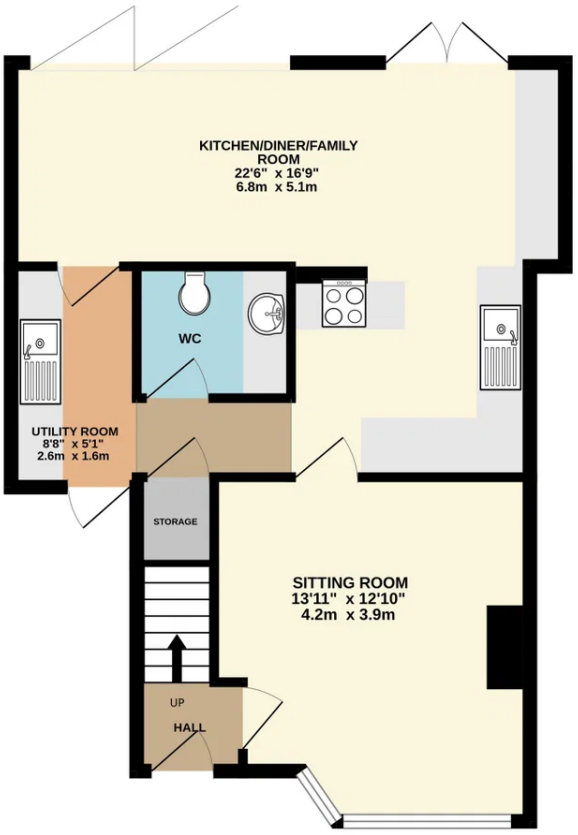
**Services**

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

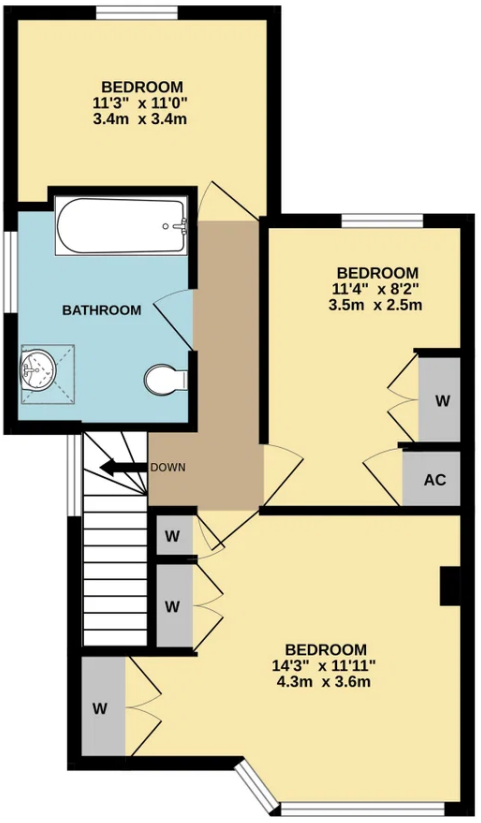
**Tenure**

We are advised (subject to legal confirmation) that the property is freehold.

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.




1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.




TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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.
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**Council Tax -** COUNCIL TAX BAND "B"
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

**Viewing -** By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

**EPC -** The EPC rating for this property is D (58).

**General -** Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Directions -** From the roundabout with Nunney way and Newton Road, proceed down Newtown Road for 1.2 miles.  Turn right into Ronkswood Hill and follow the road around where the property can be found on the right hand side as indicated by the agent for sale board.

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.