



## 5 Lockyear Close

Colwall, WR13 6NR

£379,500



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Located in the popular village of Colwall within walking distance to the railway station this link detached family home offers contemporary recently refurbished accommodation comprising entrance hall, cloakroom, living room, dining kitchen, utility, conservatory and home office/family room. To the first floor there are three bedrooms, the master with en suite shower room and family bathroom. The property benefits from a manageable rear garden and driveway parking. Offered for sale with no onward chain an internal viewing is strongly advised.

## Canopy Porch

With outside light and door into:

## Entrance Hall

From the Entrance Hall the staircase rises to the First Floor Landing with understairs cupboard. Radiator and phone point.

## Cloakroom

Fitted with a low level WC and wash basin. Radiator.

## Living Room

16'4" x 10'7" (5 x 3.23)

Two double glazed windows to front, radiator, TV and phone points. Doors lead into:

## Dining Kitchen

18'1" x 10'11" (5.52 x 3.33)

The stylish Dining Kitchen is fitted with a range of dove grey base and eye level units with quartz work surface with under mounted one and a half bowl sink unit and mixer tap. Integrated electric oven and hob with extractor above, integrated dishwasher and fridge freezer, window overlooknig the rear garden and door to Utility Room.

The Dining Area has doors to the Sitting Room and also the:

## Conservatory

8'11" x 8'0" (2.73 x 2.45)

Of brick and upvc double glazed construction with double doors leading to the rear garden.

## Utility Room

9'5" x 8'11" (2.89 x 2.73)

Fitted with units as in the Kitchen, plumbing for washing machine, window to rear and door into:

## Home Office/Family Room

16'4" x 9'3" (5 x 2.84)

Useful Home Office or family space having double glazed windows and door to front, radiator.

## First Floor Landing

From the Entrance Hall the staircase rises to the First Floor Landing with access to roof space and airing cupboard with radiator.

## Bedroom One

12'1" x 11'7" (3.69 x 3.54)

Built in wardrobe, radiator and windows to front.

## En Suite Shower Room

Fitted with a fully tiled shower cubicle with electric shower, pedestal basin and low level WC. Window to front.

## Bedroom Two

9'7" x 7'2" (2.94 x 2.20)

Double glazed window to rear with views to the Malverns. Radiator.

## Bedroom Three

10'5" x 6'5" (3.18 x 1.98)

Window to rear with views to the Malverns. Radiator.

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## Bathroom

Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal basin and low level WC. Extensive tiling and window to side.

## Outside

To the front of the property there is a gravelled area and driveway parking.

The rear garden is relatively low maintenance having a small lawn which leads to a composite decked seating area with timber shed. The whole is enclosed by fencing.

## Council Tax Band

We understand that this property is council tax band D. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet [https://youtu.be/ql6nx72vIBE?si=WVNLqMQA\\_Or7Isrb](https://youtu.be/ql6nx72vIBE?si=WVNLqMQA_Or7Isrb)

## Direction

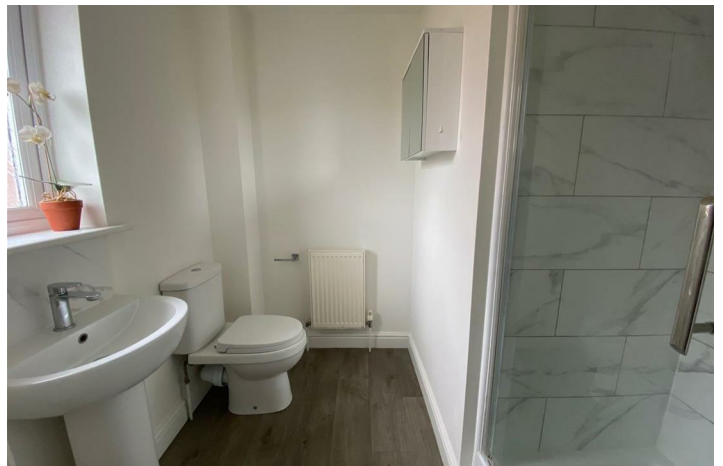
From our Malvern office proceed along the A449 towards Ledbury, bearing right onto Wyche Road. Continue over the hill descending into the village of Colwall taking the first turning on the left into Station Road and then right into Lockyear Close.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.



## Road Map



## Hybrid Map



## Terrain Map



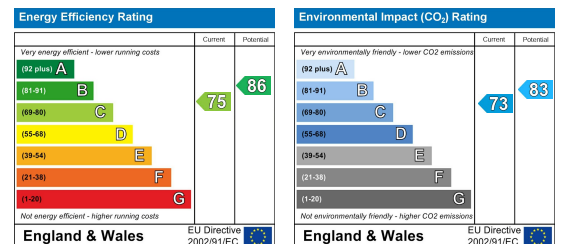
## Floor Plan



## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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