

Philip Laney & Jolly



Virginia, Eltric Road, Worcester, WR3 7NU
Guide price £695,000

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Philip Laney & Jolly Worcester are delighted to offer "Virginia" an exceptional five-bedroom detached dormer bungalow nestled on Eltric Road in North Worcester. Renovated and reconfigured by the current owners, this property boasts two spacious reception rooms, utility room, garage, two double bedrooms, bathroom, and a study on the ground floor.

The heart of this home is the open plan kitchen diner/living area complete with wood burner stove and bi-fold doors that lead to an impeccably landscaped rear garden. Imagine enjoying your morning coffee on the island overlooking the serene garden.

With two double bedrooms on the ground floor and then three additional bedrooms on the first floor, there is ample space for a growing family or visiting guests. The property also features an additional bathroom and an ensuite to the main bedroom for added convenience.

The living room exudes warmth and charm, featuring a wood burner stove, perfect for cosy evenings in. Additionally, there is ample parking to the front of the property, making coming home a breeze.

Located in one of the most desirable areas, this property offers not just a home, but a lifestyle. Don't miss the opportunity to make this stunning house your own and experience the best of Worcester living.

Halfway

Composite front door with obscure glazed side panels. laminate wood effect flooring, vertical radiator, understairs storage cupboard, six ceiling spot lights with stairs rising to the first floor. Open and spacious area providing access to the ground floor rooms.

Living Room

Double glazed patio doors to the side, bay window to the front aspect, wooden laminate flooring, feature wood burner stove positioned on a slate hearth, five ceiling spot lights, two wall lights and two radiators.

Bedroom Two

Double glazed bay window to the rear aspect, window to the side, ceiling light point, radiator and laminate flooring

Bedroom Three

Double glazed window to the side and front aspect, laminate flooring, radiator and ceiling light point,

Study

Obscure double glazed window to the rear aspect and four ceiling spot lights.

Kitchen

Wonderful open plan space fitted with quality wall and base units with quartz effect worktops and integrated appliances including two Bosch oven and Bosch integrated oven, Bosch dishwasher, AEG hob with extractor over, space for large fridge freezer, deep soft closing drawers, sink and drainer. The island provides a fabulous social area with an extended breakfast seating area. Overlooking the rear garden there is an additional snug area with glazed lantern style roof, ceiling speakers and a feature wood burner.

Utility Area

Accessed via a stable door the utility area comprises stainless steel sink and drainer, space and plumbing for washing machine with a further range of wall and base units. Door to:

Garage

UPVC single door with side panel, ceiling strip light, power and lighting.

Shower Room

Walk in shower, WC, basin inset to modern unit with two drawers, two chrome heated towel rails, obscure double glazed window to the side aspect, extractor, built in cupboard housing Vaillant boiler and tiled walls.





Landing

Sky light windows, five ceiling spot lights and radiator. Doors to all first floor rooms.

Bedroom One

Double glazed floor to ceiling panel window to the rear aspect, vertical radiator, wood effect laminate floor, two sky light windows and obscure double glazed window to the side. The dressing area has a sky light window to the front aspect with hanging rails.

En Suite

Walk in shower cubicle, WC, chrome heated towel rail, five ceiling spot lights, extractor, sky light window and basin inset to vanity unit.

Bedroom Four

Double glazed windows to the rear aspect with two UPVC doors to the side, ceiling spot lights, radiator and fitted base units currently used for the beauty room.

Bedroom Five

Sky light window to the front, laminate flooring, area for desk, radiator and ceiling spot lights.

Bathroom

Fitted with free standing feature bath, separate shower cubicle with electric shower, sky light window to the front and window to the side aspect, wooden stand housing wash hand basin, built in cupboard, modern towel rail, ceiling spot lights and extractor.

Rear Garden

Private sun terrace laid to modern tiles the perfect area to unwind as you overlook the landscaped rear garden. Steps rise to the lawned area that is enclosed by brick walling and panelled fencing. The pergola has a fibre glassed roof housing the hot tub that is available with separate negotiation. Gated side access with outside power units leads to the front.

Front Of Property

Extensive area providing ample parking for multiple vehicles to the front with block paving and gravelled area.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Parking

Parking for the property is to the front with private driveway for multiple vehicles

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband

We understand currently Superfast Fibre Broadband (also known as fibre to the cabinet) is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker

<https://www.openreach.com/fibre-checker>

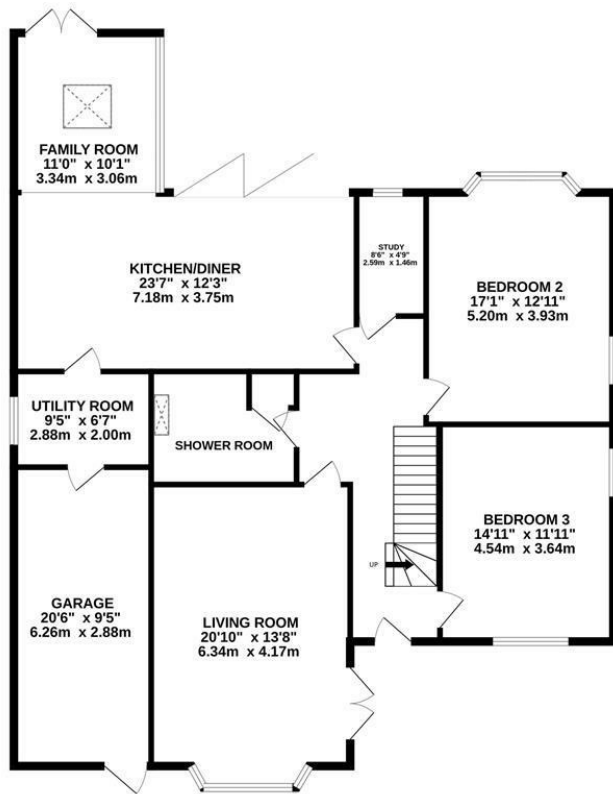
Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

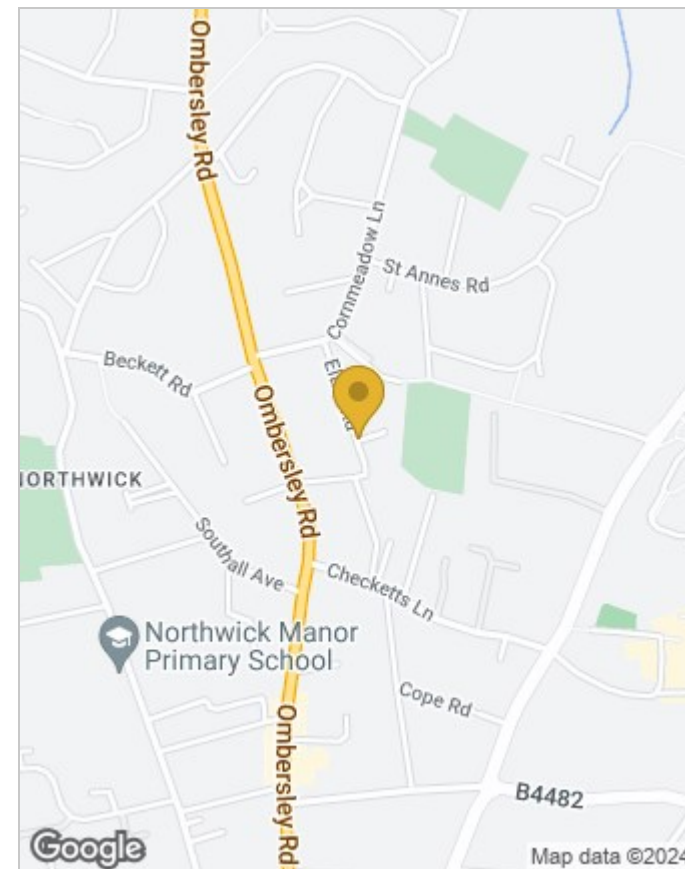
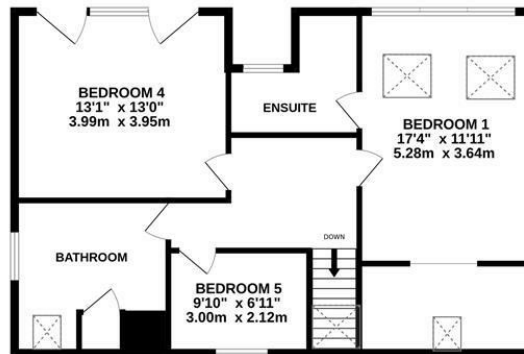
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



GROUND FLOOR



1ST FLOOR



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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Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	