

Philip Laney & Jolly



28 Northwick Close, Worcester, WR3 7EF
Guide price £650,000



Philip Laney & Jolly Wocester welcome to the market 28 Northwick Close. Situated in a highly sought-after residential area North of Worcester City Centre, this exceptional four double-bedroom family home offers a blend of space and practicality. Perfect for families, the property enjoys versatile living space, ensuring every room is both functional and inviting.

Upon entering, you are greeted by a spacious hallway leading to two well-proportioned reception rooms. The first, a large lounge perfect for relaxing evenings with the family, while the second serves as an ideal formal dining room or versatile space for entertaining guests. The kitchen/breakfast room, equipped with Rangemaster stove and ample storage, offers plenty of room for casual family meals. Adjacent to the kitchen is a convenient utility cupboard and a WC.

To the first floor, the property comprises four generous double bedrooms, each offering ample space. The main bedroom is a true retreat, featuring a en-suite shower room and bedroom two provides access into a converted roof space area that has a skylight window and can be used as an office area. (see agents note)

The family bathroom, serving the remaining bedrooms offers a bath and pedestal wash hand basin.

Outside, this home continues to impress. The expansive rear garden provides a peaceful outdoor space for children to play, gardening enthusiasts to indulge, or for simply enjoying the outdoors with family and friends. The garden also offers the potential for further extension (subject to planning permission) should you wish to expand the living space.

At the front, the property features ample off-road parking, accommodating multiple vehicles with ease. The double-width garage provides additional secure parking or can be used as a workshop or storage area.

This delightful family home is perfectly positioned in a quiet, friendly neighbourhood, with excellent local schools, parks, and amenities nearby, making it an ideal purchase.

Entrance Hallway

UPVC double glazed door with side panel, radiator, ceiling light point, stairs rise to the first floor and useful understairs storage cupboard.

Living Room

Spacious and light reception room with double glazed bay window to the front aspect, York stone fireplace, four wall lights, double glazed patio doors overlook and open to the rear garden.

Dining Room

Double glazed window to the front aspect, radiator, ceiling light point and two wall lights.

Kitchen/breakfast Room

Double glazed window to the rear aspect, range of matching wall and base units, Bosch dishwasher to be included, Rangemaster five burner stove and hood included, fridge integrated, worksurfaces over, two ceiling light points and radiator.

Utility Cupboard

Space and plumbing for washing machine, Worcester condenser boiler and light.

WC

Low level WC, basin, obscure double glazed window to the rear aspect and ceiling light point.

Landing

Loft access and radiator

Bedroom One

Double glazed window to the rear aspect, radiator, ceiling light point, airing cupboard with shelving.

En-Suite

Obscure double glazed window to the side and rear and side aspect, low level WC, pedestal wash hand basin, shower cubicle, tiled walls, radiator, extractor and two ceiling light points.





Bedroom Two

Double glazed bay window to the front aspect, radiator, ceiling light point and basin. Door opens to roof space that has a skylight fitted window and is currently used as an office area. (Please note there is restricted head room height to the area)

Bedroom Three

Double glazed window to the front, radiator, ceiling light point and built in wardrobes.

Bedroom Four

Double glazed window to the rear aspect, radiator and ceiling light point,

Bathroom

Obscure double glazed window to the front aspect, bath, pedestal wash hand basin, tiled walls, ceiling light point and radiator.

W C

Obscure double glazed window to the rear aspect low level WC and ceiling light point.

Garage

Double width garage with up and over door, power and lighting, single glazed window to the rear plus wooden door.

Rear Garden

Feature extensive garden to the rear with gravelled seating area overlooking the fabulous lawned area with mature borders, shrubs and trees and enclosed by hedging to the side and timber panel fencing to the rear which has gated access. There is a mature vegetable section enclosed at the far end. Outside tap and lighting.

Front Of Property

Slabbed driveway provides ample parking with access to the garage. The remaining area is laid to lawn with borders and path providing access to the side of the property.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : E

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).

Tenure Freehold

We understand that the property is offered for sale Freehold.

Broadband

We understand currently Superfast Fibre Broadband 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>

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.

Parking

Parking for the property is to the front with private driveway and garage.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services

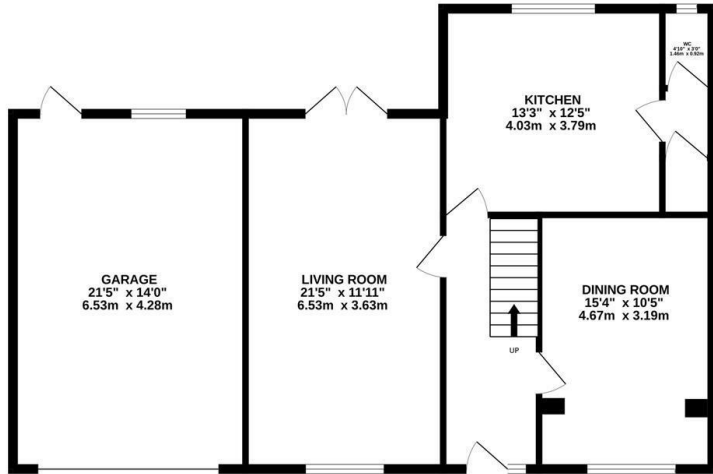
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Verifying ID

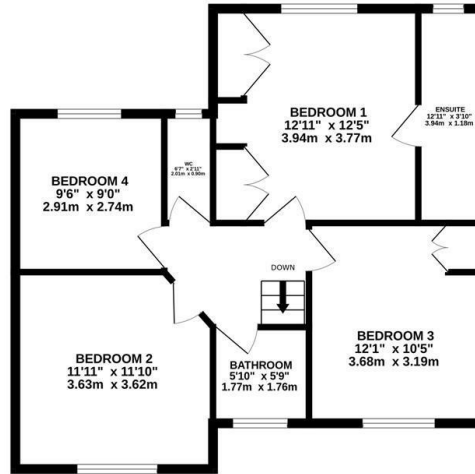
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.



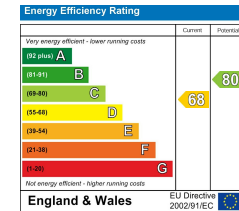
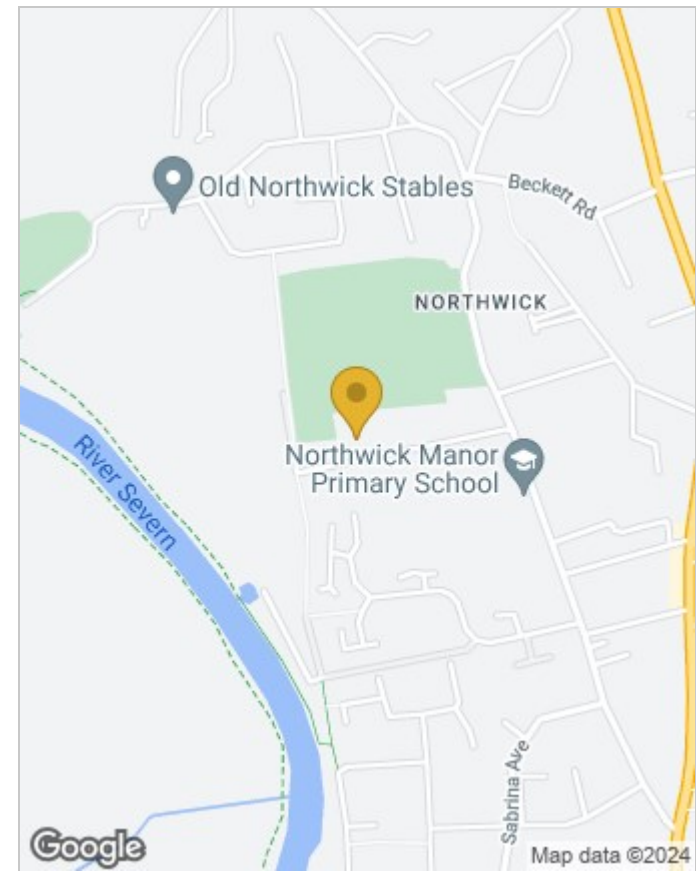
GROUND FLOOR



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.

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