



**12 Powyke Court Close**

Powick WR2 4RR

**Andrew Grant**







# 12 Powyke Court Close

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 **3 Bedrooms**    **1 Reception**    **1 Bathroom**

Freehold / 1,243 sq. ft.

## KEY FEATURES:

- Impressive detached bungalow
- Popular village location
- Excellent sized plot
- Light and spacious throughout
- Large living room
- Sizeable conservatory
- Mature gardens
- Ample driveway parking
- Garage

An outstanding bungalow nestled within an excellent sized plot in the charming village of Powick.

This remarkable bungalow boasts spacious accommodation, starting with a welcoming hallway featuring loft access and ample storage solutions. The living room, illuminated by a bay window, effortlessly connects to the conservatory, creating a seamless flow. The kitchen, accessible from both the hallway and conservatory, provides an abundance of kitchen units and worktop space. Bedrooms include a double room with fitted wardrobes, a front-facing double room and a single room with built-in wardrobes. The bedrooms are complemented by a bathroom. A spacious conservatory offers garden views and convenient access to the garage.

Outside, this property features a charming setting with a lawned fore garden and a driveway leading to the garage. The garage is equipped with power, lighting, and convenient access to the conservatory. The expansive rear garden includes a patio and a substantial lawn.

## Situation

Powick is nestled between Worcester and Malvern, offering superb transport connections to both the M5 and railway networks. The village boasts essential amenities, including three charming pubs, a garage and a delightful Chinese restaurant/takeaway.





In the nearby town of Malvern, you will discover a vibrant culinary scene with delightful restaurants and cosy cafes. The town is also home to an array of artisan shops and boutiques, the theatre and the breathtaking Malvern Hills that add to its charm. Worcester City offers a more extensive shopping experience.

### Description

Nestled behind generous frontage, 12 Powyke Court Close boasts a charming setting with a lawned fore garden and a lengthy driveway leading to the garage and entrance of the property. Mature plantings and shrubbery line the borders, while panelled fencing defines the property's boundaries. A convenient gate on the side offers easy access to the rear garden. The garage is equipped with power and lighting, an up-and-over door, a door to the interior accommodation and a rear-facing window.

Upon stepping through the porch, a further door opens to the welcoming entrance hallway beyond. Loft access and two practical storage cupboards, ideal for coats and boots, enhance the hallway. From here, doors lead to the living room, kitchen, bedrooms and bathroom.

Spacious and bathed in natural light, the living room boasts a bay window at the front. A feature fireplace serves as the room's focal point, while wall lights add a touch of ambiance. Sliding doors seamlessly connect to the conservatory at the rear.

The expansive double-glazed conservatory offers delightful views of the rear garden and effortlessly connects to the garage and kitchen. Furthermore, two sets of patio doors open to the rear garden, which seamlessly blend indoor and outdoor living during the summer months.

Accessible from both the hallway and the conservatory, the kitchen features a range of wall and base units complemented by ample worktop space. The units are equipped with a sink featuring a drainer and mixer tap, as well as provision for appliances such as a slot-in cooker and under-counter fridge. Tiling adorns the walls. An internal window, alongside sliding doors, offers a glimpse into the conservatory. Additionally, the wall-mounted central heating boiler is conveniently housed in the kitchen.















### **Bedrooms and Bathroom**

Bedroom one, a double bedroom is enhanced by a bank of fitted wardrobes along one wall, providing ample storage space. Its rear-facing window offers delightful garden views, adding to the room's appeal.

Positioned at the front of the property, the second double bedroom enjoys a charming outlook from its window.

A single room, the third bedroom offers built-in wardrobes for efficient storage. A side-facing window allows natural light to filter in.

Serving the bedrooms, this bathroom includes a low-level WC, washbasin and panelled bath. Tiled walls and an obscure-glazed window complete the ensemble.

### **Gardens**

The expansive rear garden offers ample space for outdoor enjoyment, featuring a patio ideal for alfresco dining and relaxation. Beyond lies a substantial lawned garden. Adding to the charm of the garden are beds and borders adorned with a delightful assortment of mature plantings and shrubbery, ensuring a vibrant display of colour and interest throughout the seasons. Included within the garden is a convenient garden shed and a greenhouse, providing storage solutions and opportunities for gardening enthusiasts. Enclosed by panelled fencing, the garden offers a sense of privacy and security. For added convenience, a useful store is accessible from the garden, offering a practical space. Gated access to the front of the property further enhances accessibility.

### **Services**

Mains gas, electricity, water and drainage. Broadband is available at this property.

Council tax band - D.

















# Powyke Court Close, WR2

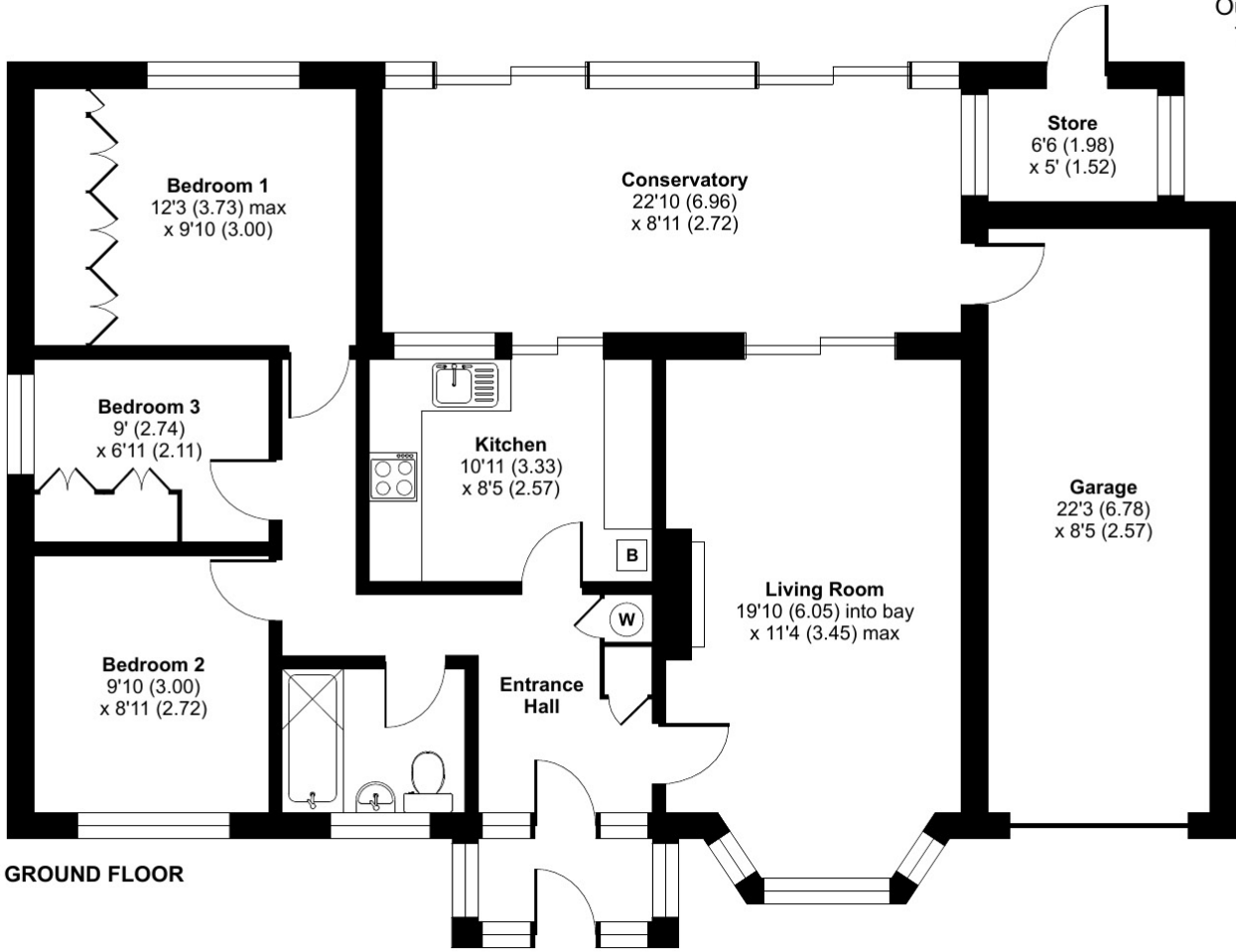
Approximate Area = 1026 sq ft / 95.3 sq m

Garage = 189 sq ft / 17.6 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 1243 sq ft / 115.5 sq m

For identification only - Not to scale



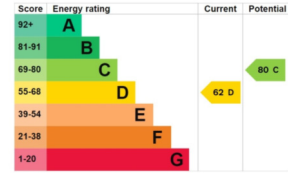
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1084446



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