



## 3 Stuart Rise

Worcester, WR5 2QQ

Andrew Grant

# 3 Stuart Rise

Worcester, Worcestershire, WR5 2QQ

**5 Bedrooms 3 Bathrooms 3 Reception Rooms**

A delightful detached family residence perfectly positioned for easy access to Worcester City Centre, while enjoying the serenity of nearby countryside.

- Spacious detached family home
- Delightful outlook across fields to the front
- Impressive kitchen breakfast dining room
- Victorian-style conservatory
- Utility room
- Study
- Master with dressing room and en-suite
- Mature landscaped gardens
- Driveway parking
- Double garage with electric door

**Offers in excess of £800,000**  
2,340 sq ft (217.4 sq m)





This exceptional family home presents an outstanding chance to own a property that boasts generous living spaces. Step inside to a welcoming hallway that guides you to the bright living room, seamlessly connected to a charming conservatory and formal dining room. The expansive kitchen breakfast dining room is perfect for culinary delights and family gatherings, while a utility room, study and guest cloakroom add convenience.

A well-lit galleried landing provides access to the first-floor accommodation. The master bedroom impresses with dual aspect windows, a dressing area and an en-suite shower room. Additional bedrooms offer comfortable living quarters served by a spacious family bathroom. Outside, a sweeping driveway leads to a double garage with an electric roller shutter door, while the rear garden provides a serene retreat with a patio and multiple seating areas, perfect for alfresco dining. Don't miss out on this incredible opportunity to make this house your dream home.



## The front

A sweeping block-paved driveway leads to the double garage, providing ample parking space for vehicles. Adjacent to the driveway, a generously sized landscaped lawn garden features a central bed adorned with mature shrubbery.

The front outlook offers stunning views across nearby fields and the countryside beyond. A paved pathway meanders from the driveway to the canopied entrance of the property.



## The entrance hallway

The spacious and inviting hallway welcomes you with its tiled flooring and a turning staircase with a balustrade ascending gracefully to the first floor. Doors radiate from the hallway, leading to the ground floor accommodation.



## The living room

This bright and airy triple-aspect room is flooded with natural light, boasting two windows to the front, a side window and French doors leading to the rear conservatory. A focal point of the room is the gas fire complemented by a detailed stone surround.

Adding charm to this relaxing space are two ceiling roses, their intricate designs adding a touch of elegance to the room. With partially glazed double doors opening to the dining room, there is an excellent flow between the living spaces.



## The conservatory

The charming Victorian-style conservatory offers delightful views over the garden. It has a tinted roof and French doors providing access to the rear garden. Tiled flooring flows throughout the room.





## The dining room

With a window overlooking the garden, a ceiling rose and ample space for a dining table and chairs, along with other furniture, this room is ideal for formal dining occasions.





## The kitchen breakfast dining room

A fabulous extended space seamlessly combines a kitchen, breakfast area and dining room. The fitted kitchen boasts ample worktop space, featuring a one and a half bowl stainless-steel sink with a drainer adjacent to a rear-facing window.

A variety of integrated appliances, including a double eye-level oven, gas hob, dishwasher and fridge freezer, are also included. Adjacent to the kitchen, the breakfast area offers ample space for a table and chairs.





Flowing from the kitchen, the delightful open plan layout leads to the fantastic dining area. This spacious dining area is characterised by its vaulted ceiling and triple aspect, with windows to the rear and sides. A stable door provides access to the garden. Additionally, there is ample space for a sofa, making it versatile for use as a family room.



## The utility room

This practical utility room features base units with a sink and drainer, as well as space and plumbing for a washing machine, along with room for other appliances. The wall-mounted Worcester central heating boiler is conveniently housed here. A part-glazed door leads to the outside and another door grants access to the garage.

## The garage

The double garage is equipped with power, lighting and an electric roller shutter door operated by remote control for added convenience.

## The study

Ideal for those working from home, this designated area provides a serene and secluded workspace within the household, complemented by a delightful view from its front-facing window.

## The guest cloakroom

Completing the ground-floor accommodation is a convenient guest cloakroom, featuring a low-level WC, washbasin, tiled walls and flooring and a side-facing window providing natural light.





## The master bedroom

Ascending the turning staircase, you will find yourself on a light galleried landing, which provides access to an airing cupboard, the loft, bedrooms and bathroom facilities. The expansive master bedroom boasts dual aspect windows, with the front-facing window offering breathtaking views across

Worcestershire towards the Malvern Hills. This delightful suite also features a dressing area complete with built-in wardrobes, seamlessly leading to an en-suite. The shower room includes a low-level WC, washbasin, bidet and walk-in shower. An obscure-glazed window to the rear ensures privacy.



## Bedroom two

This spacious double bedroom features built-in wardrobes, a delightful ceiling rose and a window providing lovely views over the rear garden. The en-suite shower room includes a low-level WC, washbasin and walk-in shower.



## Bedrooms three, four and five

The remaining bedrooms offer quality accommodation for both families and guests. Two of these bedrooms boast outstanding views to the front, overlooking Worcestershire towards the majestic Malvern Hills.





## The bathroom

Serving the bedrooms is a spacious bathroom featuring a low-level WC, washbasin, panelled bath and separate shower cubicle. Recessed ceiling spotlights illuminate the space, complemented by wall tiling. An obscure-glazed window to the rear ensures privacy.



## The garden

An impressive home like 3 Stuart Rise deserves an equally impressive outdoor space and this one certainly delivers. A sizeable patio extends along the rear and side of the property, offering the perfect setting for alfresco dining and basking in the sunshine throughout the day. An arched pergola frames the pathway leading to the front.

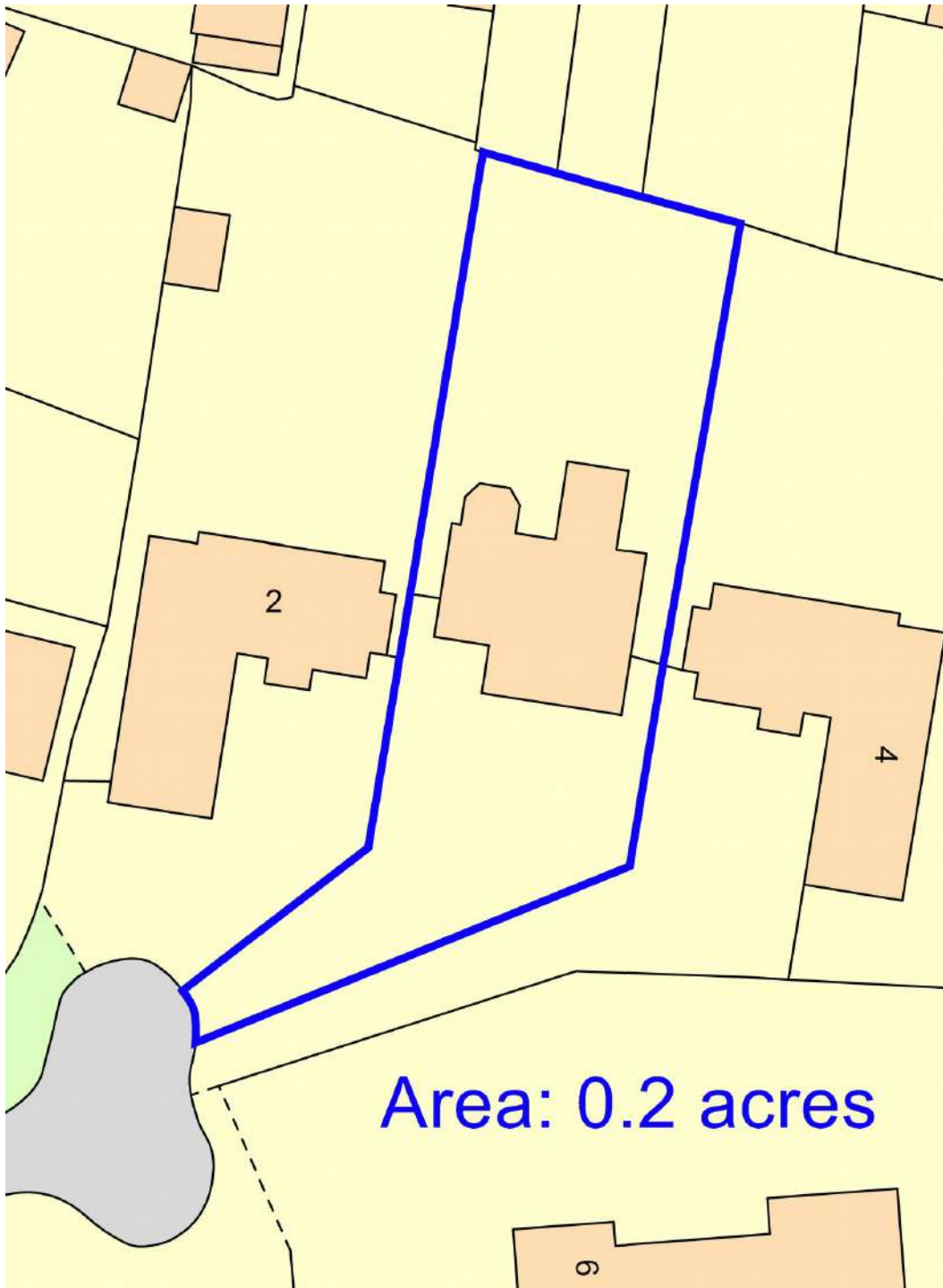




Beyond the patio lies an expansive lawn, meticulously manicured and bordered by carefully curated beds filled with a delightful selection of mature plants and shrubs. Specimen trees adorn the borders, adding interest throughout the seasons. Neatly tucked away in one corner are two garden sheds, which provide ample storage.



A pergola at the rear offers yet another charming spot to enjoy the garden, accompanied by a secluded patio hidden behind a hedgerow and framed by four raised brick beds, with some displaying gracefully tapered trees. This secluded seating area exudes a delightful “secret garden” ambiance. Additionally, an arbour situated to one side provides an ideal spot for relaxation while taking in the tranquil surroundings.



## Location

Situated in an exceptionally convenient location on the outskirts of Worcester, adjacent to picturesque countryside, this property offers easy access to local schools, the motorway and Worcester Parkway Railway Station. Adding to its allure, a Waitrose is conveniently located just 0.3 miles away, a mere few minutes' walk.

Worcester, an ancient Cathedral City nestled along the scenic banks of the River Severn, presents a captivating blend of heritage, culture and modern amenities. Its vibrant city centre boasts an eclectic array of shops, ranging from charming boutiques to renowned brands, all lining a picturesque high street and bustling shopping centres. Additionally, Worcester offers a diverse culinary scene, with numerous restaurants and cosy pubs.

For entertainment, residents can enjoy two contemporary cinemas, two theatres and various sports clubs catering to rugby, cricket and football enthusiasts. Moreover, an art gallery and museum further enrich the city's cultural landscape.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

The Council Tax banding for this property is **Band G**

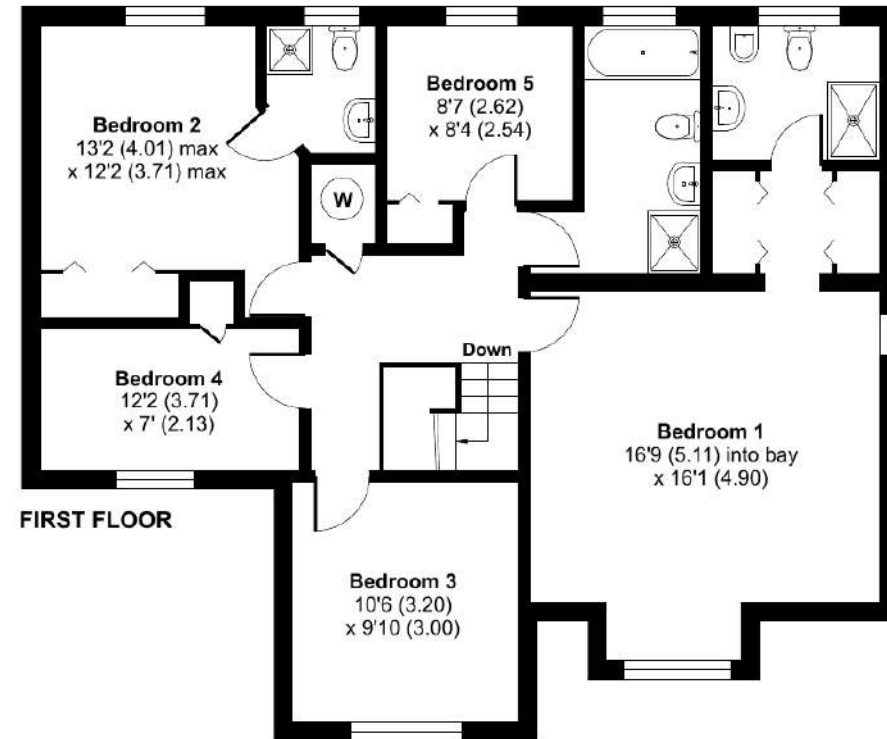
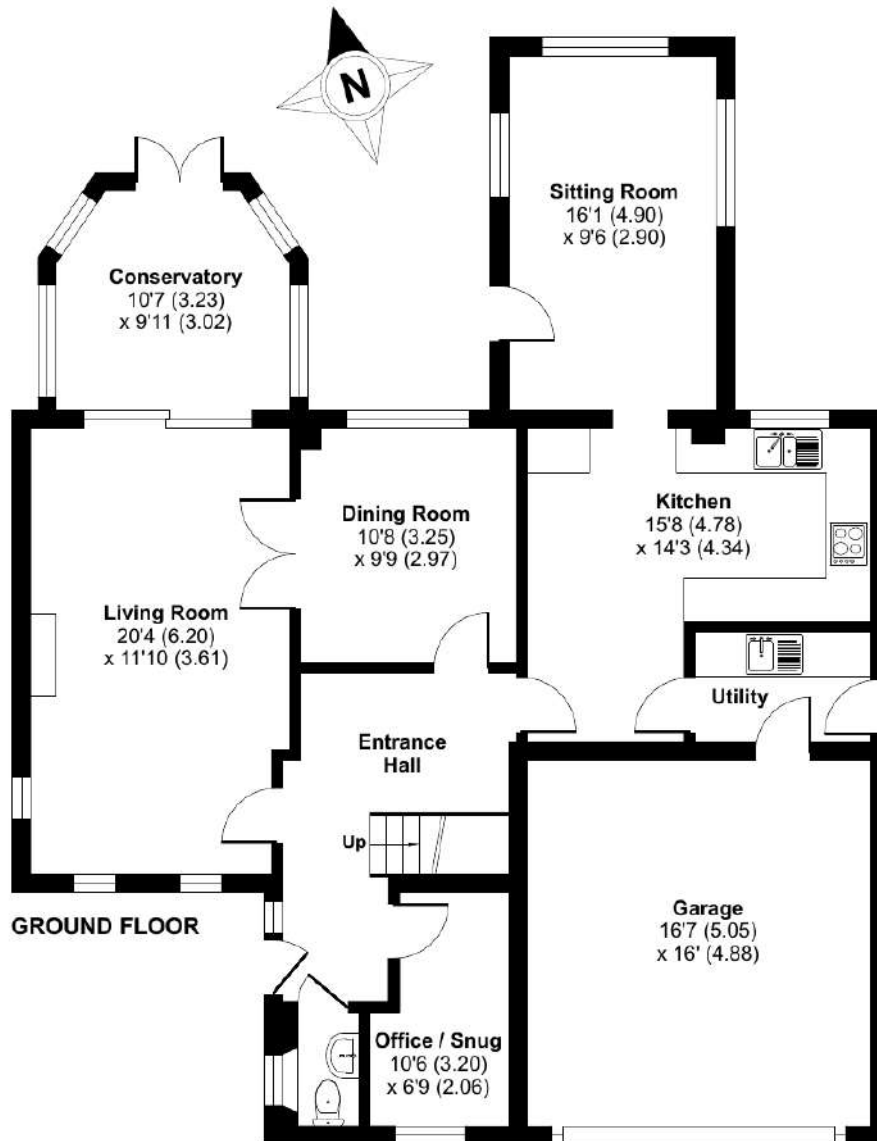
# Stuart Rise, WR5

Approximate Area = 2079 sq ft / 193.1 sq m

Garage = 261 sq ft / 24.2 sq m

Total = 2340 sq ft / 217.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1110667



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**Andrew Grant**

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)