



Waverley

Holt Heath, Worcester WR6 6NB

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Beautifully presented four-bedroom bungalow in the desirable village of Holt Heath, with updated interiors, wraparound gardens and a spacious drive with double garage.

Key features

- Spacious four-bedroom bungalow with updated interiors.
- Bright open-plan kitchen diner featuring high-spec appliances.
- Generous living room with triple-aspect windows and a feature fireplace.
- Mature wraparound gardens with extensive lawns.
- Large driveway with a double garage and room for a caravan or campervan.
- Prime village location with local amenities, pubs and countryside appeal.

1678 sq ft (155.8 sq m)





The hallway

Entering through a covered porchway into a welcoming hallway. Directly ahead is the modern family bathroom and a corridor on the right, which accesses the spacious living room and four generously sized double bedrooms. The layout is thoughtfully designed, providing convenient access to storage spaces and the main living areas.



The kitchen

The open-plan kitchen is the heart of the home and flooded with natural light from large windows. It features high-gloss cabinets, a beech block-effect laminate worktop and a matching peninsula island. A Rangemaster Toledo XT double oven range cooker with a six-zone halogen hob and extractor hood is complemented by a built-in dishwasher, a stainless-steel sink with a drainer and space for a large American-style fridge freezer and washing machine.





The dining room

The dining area, integrated into the open-plan kitchen, offers a spacious and bright environment for family meals and entertaining. Large windows overlook the front garden, allowing plenty of natural light to enhance the space. The open layout creates a seamless flow between cooking, dining and living areas, making it an ideal spot for social gatherings and day-to-day family life.



The living room

This generously sized living room boasts large triple-aspect windows that overlook the front garden, filling the space with light. A recessed electric flame effect fireplace serves as a striking focal point, offering both warmth and style. The room's expansive layout provides ample space for various seating arrangements, making it perfect for relaxing or entertaining guests.





Bedroom one

Bedroom one is a spacious double room located at the end of the corridor, featuring a large window with views of the garden. Bedroom one is enhanced by built-in sliding door wardrobes, offering extensive storage space.



Bedroom two

Bedroom two is a well-proportioned double bedroom featuring a large window overlooking the rear garden.



Bedroom three & four

Bedrooms three and four are well-proportioned double bedrooms, both featuring a window with views overlooking the rear garden. Bedroom three is enhanced by built-in wardrobes, offering storage space. Whilst bedroom four's generous layout makes it an ideal space to create a guest room or family bedroom.



The bathroom

The bathroom is modern and stylish, with a tiled floor and floor-to-ceiling wall tiles. It is equipped with a double-ended bath with chrome mixer tap, a large shower cubicle fitted with an electric shower, a WC and a wall-mounted washbasin. The bathroom also features a useful airing cupboard and an obscure window that provides natural light while maintaining privacy.



The wetroom

The property includes a spacious, well-designed wet room accessible from the rear hallway. It features a high-spec Mira Excel mixer shower, wall-hung vanity basin and chrome towel warmer. A large translucent window provides ample light while ensuring privacy. Additionally, a doorway connects to the attached garage, which has the potential for conversion into separate living accommodation.



The garden

The property is surrounded by mature wraparound gardens, offering a blend of lawned areas bordered by mixed hedging. To the side, a spacious lawn provides an ideal space for outdoor activities, while a side paved area offers hardstanding suitable for a campervan or caravan. The garden's mature landscaping ensures privacy and creates a tranquil outdoor environment. A garden shed and additional lawned area to the right add to the versatility of this outdoor space.







The driveway

Approached through double wooden gates, the large tarmac driveway offers ample parking space, including an area ideal for a caravan or campervan. The driveway leads to a double garage with an up-and-over manual door, offering additional parking and storage space. The garage also includes a utility area with space for appliances, a stainless-steel sink as well as housing the oil-fired boiler and has potential for conversion.



Location

Holt Heath is a sought-after village, offering a perfect blend of rural charm and convenience.

The village boasts a recently reopened Red Lion Pub, along with several other popular establishments like The Lenchford Riverside Inn, Holt Fleet Pub and The Wharf Inn.

Local amenities include a village shop, post office and Broomfields of Holt, a farm shop with a butchers, café and country store.

The area is well-connected, providing easy access to nearby towns and countryside walks.

The community's friendly atmosphere and range of services make it an ideal location for families, retirees and professionals alike.

Services

The property benefits from mains water and electricity, a septic tank and a Worcester Bosch Greenstar HeatSlave 18/25 oil-fired combination boiler for central heating and hot water.

Council Tax - Band F



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Approximate Area = 1678 sq ft / 155.8 sq m

Garage = 356 sq ft / 33 sq m

Total = 2034 sq ft / 189 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). © nlichecom 2024. Produced for Andrew Grant. REF: 1166607

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