



**47 Upton Road**

Callow End, Worcester, WR2 4TZ

**Andrew Grant**

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**4 Bedrooms**   **1 Bathroom**   **4 Reception Rooms**

A delightful detached four bedroom family home offering spacious living, beautiful gardens and stunning countryside views.

- Charming four-bedroom detached family home.
- Four reception rooms including elegant living and dining spaces.
- A well equipped kitchen and a convenient utility and downstairs WC.
- A large, private garden with a patio, ideal for relaxation and outdoor dining.
- Stunning views of the Worcestershire countryside.
- Ample driveway with a double garage, providing secure parking.
- Nestled in the serene village of Callow End, while still close to local amenities.

1807 sq ft (167.8 q m)





## The living room

This spacious living room features two sets of French doors that seamlessly integrate indoor comfort with the charming outdoor space. The inclusion of a cosy fireplace, complemented by the dual doors, creates a bright and inviting atmosphere.





## The dining room and snug

At the heart of the home, the bright and open dining room connects seamlessly to both the living room and a cosy snug area. This spacious room can comfortably accommodate a large dining table or other furniture arrangements, making it perfect for hosting guests. Adjacent to the dining area, the snug is equipped with sliding glass doors that open onto the patio, creating an ideal setup for al fresco dining during the warmer months.





## The sitting room

At the centre of this versatile space, a traditional fireplace with a gas fire creates a cosy atmosphere. A large bay window fills the room with natural light, enhancing its spacious feel.



## The kitchen

The kitchen is a bright and functional space fitted with white cabinetry and includes integrated appliances such as a gas stove and an oven. The design maximizes efficiency with ample storage and counter space, making it well-suited for family life. A large window above the sink, offers a view of the garden and allows natural light to enhance the ambience of the room. Additionally, the kitchen benefits from easy access to the adjoining utility room, adding to the usefulness space.





## The primary bedroom

The dual aspect primary bedroom overlooks the mature gardens surrounding the property, providing a bright and airy atmosphere. It has ample space to accommodate a large double bed and additional bedroom furniture, making it a relaxing and inviting haven within the home. In addition, the wardrobes in the primary bedroom will be included in the sale of the property.



## The second and third bedroom

Bedrooms two and three are both equipped with practical built-in storage and large windows that ensure each room is bathed in natural light.







## The family shower room

The sleek fully tiled family shower room is well-finished featuring a spacious walk-in shower, a WC and a washbasin.



## The fourth bedroom

Situated on the second floor, the fourth bedroom provides a bright and secluded retreat within the home. While presently configured as a single bedroom, this versatile space can readily be adapted for multiple uses such as a study or hobby room, offering flexibility to meet changing needs.



## The garden

The garden of this property is a beautifully landscaped and well-maintained space, offering a blend of lush lawns, mature trees and carefully curated flower beds. It features designated seating areas ideal for relaxation and outdoor dining, complemented by a pathway leading through diverse plantings.



## Location

Callow End is a picturesque village that boasts a tight-knit community and a peaceful rural atmosphere. The property is conveniently located near essential local amenities such as shops, schools and leisure facilities. It also offers easy access to nearby towns and cities, making it an ideal spot for commuters.

The surrounding countryside provides abundant opportunities for outdoor activities like hiking, cycling and horse riding, perfect for nature lovers and those seeking a quieter lifestyle away from the urban hustle and bustle.

## Services

The property benefits from mains water, electricity and gas and a combination boiler.

## Council Tax

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



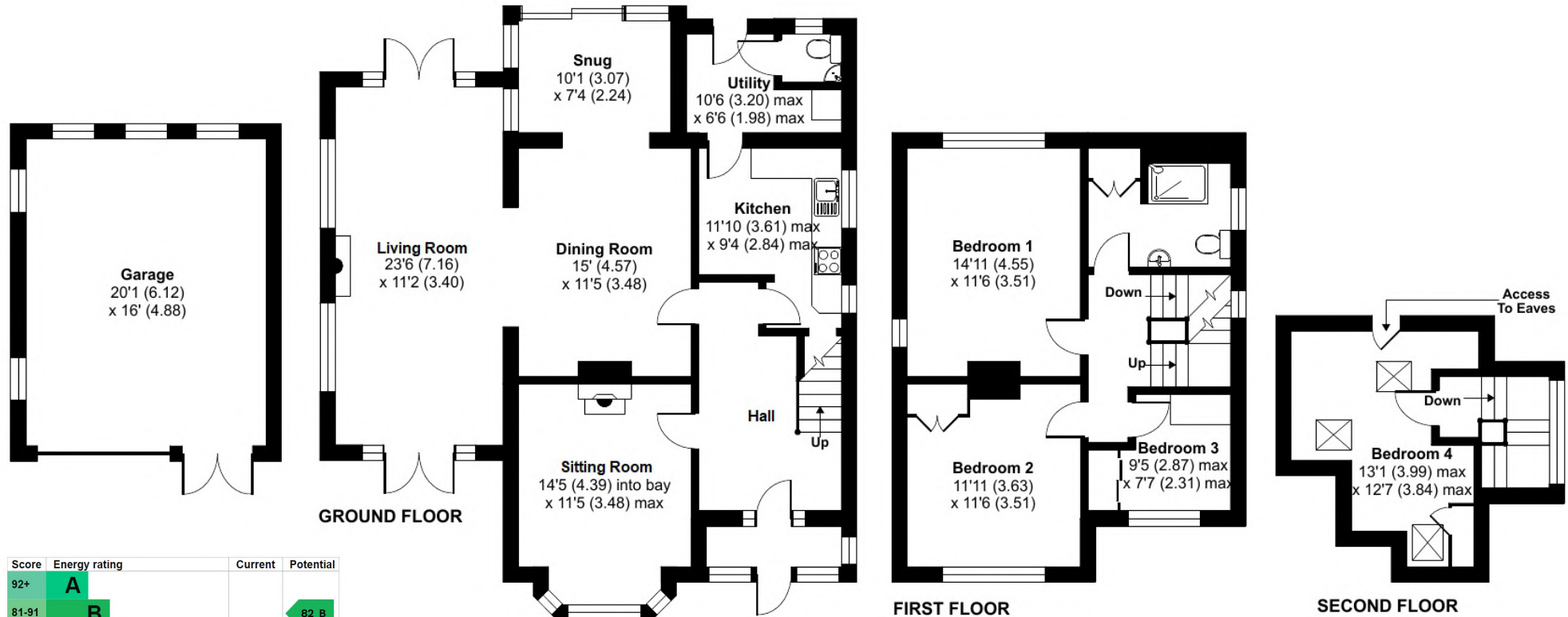
# Upton Road, Callow End, Worcester, WR2

Approximate Area = 1807 sq ft / 167.8 sq m

Garage = 322 sq ft / 30 sq m

Total = 2129 sq ft / 197.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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