



**2 Chalmers Close**  
Worcester WR5 1SX

**Andrew Grant**



## 2 Chalmers Close

Worcester WR5 1SX

 **4 Bedrooms**    **2 Receptions**    **2 Bathrooms**

Freehold / 1,695 sq. ft.

### KEY FEATURES:

- Immaculate family home
- Tasteful décor
- Open plan kitchen dining room
- Office/study
- Guest cloakroom
- Master with ensuite
- Well-appointed family bathroom
- Landscaped rear garden
- Ample driveway parking
- Garage

An immaculately presented, stylishly decorated family home situated in a convenient location in Worcester.

This pristine family home offers spacious and stylish accommodation. Inside, a bright hallway guides you to the generously proportioned living room, adorned with tasteful décor and feature fireplace. An office/study provides a peaceful retreat, while the spacious open plan kitchen dining room serves as the heart of the home, boasting modern amenities and access to the beautifully landscaped rear garden. Completing the ground floor is a convenient utility room and guest cloakroom, ensuring both comfort and practicality for everyday living.

Ascending to the first floor, a spacious and luminous galleried landing welcomes you. The master bedroom offers a bright and airy retreat with built-in wardrobes and an ensuite shower room. Additional bedrooms boast pleasant outlooks and built-in storage solutions, catering to varying needs. A well-equipped family bathroom serves the bedrooms, featuring modern amenities and stylish finishes.

The exterior of the property presents a driveway providing ample parking space and leading to the garage featuring a remote-controlled electric up-and-over door. The rear garden has been thoughtfully landscaped to create a serene retreat, featuring a patio and curved lawn framed by mature plants and shrubs.



## Situation

2 Chalmers Close is situated in an excellent location within easy reach of Worcester City Centre. The Cathedral City of Worcester offers a vibrant and diverse array of amenities and attractions to its residents and visitors alike. Shopping enthusiasts can explore a variety of high street retailers, boutique shops and bustling markets scattered throughout the city centre, renowned for their fresh produce and artisan goods. For entertainment, there are numerous theatres, cinemas and live music venues, catering to all tastes and interests. Additionally, the city boasts a plethora of restaurants, cafes and pubs, serving up delicious cuisine from around the world.

Families will find an abundance of reputable schools and educational institutions, ensuring excellent opportunities for learning and development.

Worcester benefits from two railway stations, providing convenient access to both local and national destinations. Moreover, its extensive transport links, including easy access to the M5 motorway, make commuting to neighbouring towns and cities a breeze.

## Description

The property is accessed via a block paved pathway flanked by gardens on either side, displaying a variety of mature plants and shrubs. This pathway guides you to the front door, while a driveway on the side offers ample parking space. At the end of the driveway sits the garage, equipped with a remote-controlled electric up-and-over door and topped with a pitched tiled roof.

Upon entering the property, you are welcomed by a bright and inviting hallway, illuminated by an obscure-glazed window at the front that bathes the space in natural light. A staircase leads up to the first floor, while doors open out to the main living areas of the home, creating a seamless flow throughout.

The generously proportioned living room boasts tasteful décor and abundant natural light streaming in through its front-facing bay window. A focal point of the room is the feature fireplace, adding character to the space.

An office/study offers a pleasant aspect to the front and serves as a tranquil spot, perfect for home workers. Enhanced by quality wood-effect flooring, this space combines functionality with a touch of elegance.



The spacious open plan kitchen dining room includes shaker-style wall and base units with ample worktop space, making meal preparation a breeze. A one and a half bowl stainless-steel sink with a mixer tap is nicely positioned in front of the window, offering a pleasant view of the rear garden. Metro-style tiling adorns the splashbacks, while quality wood-effect laminate flooring extends seamlessly throughout the room. Integrated appliances include a double eye-level oven, a hob with extractor hood, a fridge freezer and a dishwasher. The dining area is illuminated by a floor-to-ceiling bay window, with French doors at the centre providing easy access to the rear garden.



Next to the dining area, you will find a practical utility room, boasting units matching the kitchen for a cohesive look throughout. The worktop space includes a sink with a drainer and mixer tap, providing convenience for various tasks. Beneath the counter, there are provisions for a washing machine. Additionally, this room accommodates the wall-mounted central heating boiler and features a door leading out to the garden.

The guest cloakroom has a white suite, including a low-level WC and washbasin, offering convenience for visitors. Enhancing both style and functionality, the room features wood-effect laminate flooring and an obscure-glazed window on the side aspect, allowing natural light to filter in while maintaining privacy. Additionally, there is access to a useful under stairs storage cupboard.





### First Floor

The spacious and luminous galleried landing greets you with a window on the side, allowing an abundance of natural light in. There is convenient access to the loft and doors lead to the bedrooms and bathroom.

A bright and generously sized master bedroom boasts a window overlooking the front, filling the room with natural light. Adding to its appeal, the master suite is equipped with built-in wardrobes, providing ample storage space while maintaining the room's aesthetic charm.

The contemporary-styled ensuite is thoughtfully designed, featuring a low-level WC, washbasin and a spacious shower cubicle. Stylish metro tiling adorns the splashbacks and walls, adding a modern touch. Completing the ensemble, a towel radiator ensures warmth and comfort, while an obscure-glazed window allows natural light to filter in while maintaining privacy.



Bedroom two is a light and spacious double room offering a delightful ambience with two windows overlooking the rear garden, flooding the space with natural light. This room also features a range of built-in wardrobes.

The third bedroom is a generously sized double room enhanced by two windows offering pleasant views over the front, infusing the space with natural light.

Completing the bedroom accommodation is a fourth bedroom enjoying a lovely outlook over the rear garden, providing a serene backdrop. Furthermore, it benefits from built-in shelving.

The family bathroom features a low-level WC, washbasin, bath and separate shower cubicle, providing convenience for the entire household. The walls and splashbacks are embellished with metro-style tiling, complemented by sumptuous wood-effect laminate flooring, adding a touch of luxury to the space. An obscure-glazed window allows in natural light.





### **Gardens and Grounds**

The rear garden has been thoughtfully landscaped, featuring a patio directly adjoining the property, perfect for alfresco dining and entertaining. Beyond lies a curved lawn, beautifully framed by well-stocked beds of mature plants, shrubs and flowers, ensuring vibrant colours and interest year-round. Nestled in a corner is a pergola offering shade to a small patio, creating a charming spot to relax and enjoy the tranquil surroundings. For privacy, the garden is bordered by panel fencing. A secure gate on the side provides access to the driveway and front of the property, completing this charming outdoor space.

### **Services**

Mains gas, electricity, water and drainage.

Security alarm system.

Broadband is available at this property.

Council tax band - F.

Estate charge of approximately £120 per year





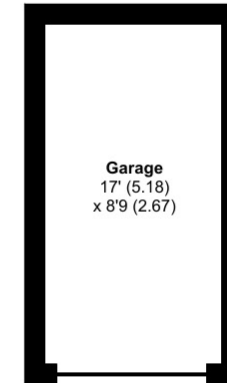
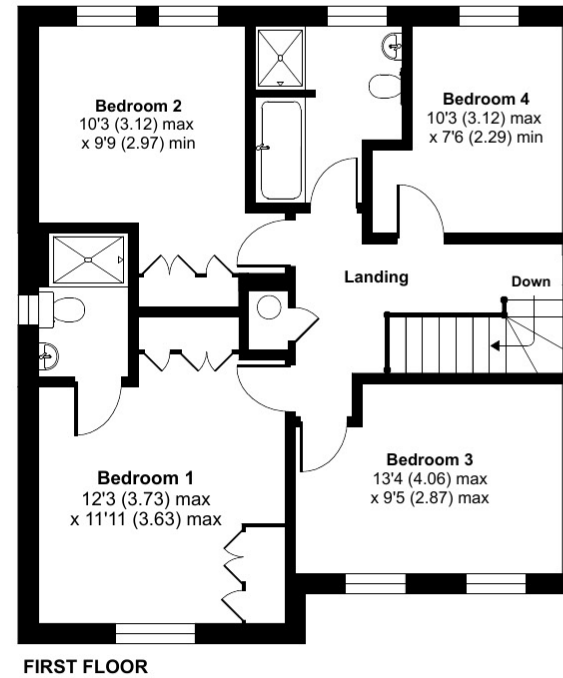
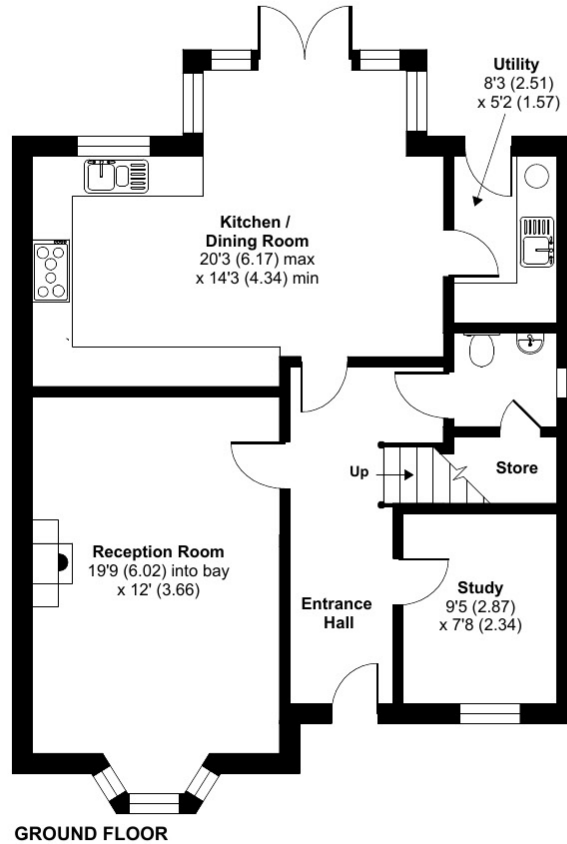
# Chalmers Close, Worcester, WR5

Approximate Area = 1544 sq ft / 143.4 sq m

Garage = 151 sq ft / 14 sq m

Total = 1695 sq ft / 157.4 sq m

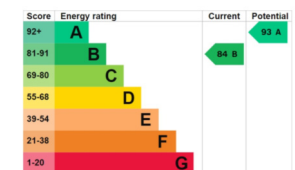
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1115418



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**Andrew Grant**  
T: 01905 734 734  
E: [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

