



**13 Howburyfield Avenue**  
Worcester WR2 5GA

**Andrew Grant**



# 13 Howburyfield Avenue

Worcester WR2 5GA

 **5 Bedrooms**    **2 Receptions**    **3 Bathrooms**

Freehold / 2,318 sq. ft.

## KEY FEATURES:

- Executive detached home
- Overlooking a nature reserve
- Open-plan kitchen dining room
- Master suite with dressing area and en-suite
- Private landscaped garden with spacious patio
- Secure double garage with automated door
- Extensive driveway parking

Executive five-bedroom detached family home in a tranquil setting overlooking a nature reserve.

## Description

Tucked away in a tranquil setting with splendid views over the nature reserve, this immaculately maintained executive family home features five spacious bedrooms, three luxurious bathrooms and a selection of living areas. The ground floor boasts an expansive open-plan kitchen and dining area, a lounge, a practical utility room and a guest WC. The first-floor houses three well-proportioned bedrooms, including a master suite with a bespoke dressing area and en-suite bathroom, complemented by a large family bathroom. The second floor adds versatility with two additional bedrooms, ideal for use as home offices or creative spaces. Outside, the beautifully landscaped garden offers a private oasis with a patio area perfect for entertaining or relaxation.

The property is approached via a paved pathway that leads directly to the front door, flanked by neat lawns on either side, creating a welcoming entry. To the side of the property, an ample driveway, featuring a lean-to shed, extends to the garage, providing secure parking and additional storage options. The double garage, equipped with an automated door, further enhances the functionality and appeal of this distinguished home.



### Entrance Hall

Step into a generous and inviting entrance hall featuring a staircase ascending to the first floor, with doors guiding you to the living room, kitchen, and guest cloakroom.

### Lounge

Illuminated by natural light through dual aspect windows to the front and side, the lounge is crafted as a haven for relaxation and hosting, exuding a warm, inviting atmosphere with its tasteful décor.

### Kitchen Dining Family Room

At the heart of this home lies a vast open-plan kitchen and dining area, designed not only for culinary delights but also as a vibrant family hub. Equipped with state-of-the-art appliances, including an integrated hob and double eye-level ovens, this kitchen is a chef's dream. The impressive kitchen surrounded by substantial storage, includes a recessed space within the units tailored for an American-style fridge freezer. Additionally, the sink with drainer and mixer tap is seamlessly integrated within the worktops. Ideal for both casual family meals and large-scale entertaining, the seamless flow to the outdoor living space through bi-fold doors enhances the alfresco experience.

### Utility Room

Located off the kitchen, the utility room is designed for efficiency and convenience. It is fitted with units and shelving for additional storage and houses the gas boiler. The room features a sink with drainer and mixer tap and offers space under the worktops for both a washing machine and a dryer. A door provides direct access to the outside, enhancing the practicality of this essential space.

### Guest WC

Accessed from the hallway, the guest WC is strategically placed to serve both residents and visitors with ease.









## First Floor

Ascend to a well-proportioned landing that leads to three beautifully designed bedrooms. This area features a window facing the front, bathing the space in natural light, and includes access to a large storage cupboard.

### Master Bedroom and Dressing Area

Discover the spacious master bedroom, a serene sanctuary featuring a generous window that bathes the space in natural light from the front. Adjoining the bedroom is a bespoke dressing room, equipped with fitted wardrobes along both walls, offering ample storage and organisation. This dressing area seamlessly leads into the sophisticated en-suite bathroom, creating a private and luxurious retreat within the home, perfect for relaxation and rejuvenation.

### En-suite Shower Room

This stylish en-suite features a modern walk-in shower and a classic pedestal sink beneath a window. The room is finished with stone-effect tiles. A low-level WC complements the clean, contemporary design, making this space a perfect blend of functionality and style.



### Bedroom Two

Bedroom two features dual aspect windows, affording plentiful natural light and views that face the front of the property.

### Bedroom Three

This beautifully appointed room is located at the rear of the home, offering a serene view overlooking the garden.

### Family Bathroom

This contemporary family bathroom features a sleek, modern wash basin and a minimalist WC alongside a spacious bathtub with wall-mounted taps, inviting relaxation.





## Second Floor

The top floor enhances the home's versatility with additional bedrooms that can be adapted to suit your family's needs.

### Bedroom Four

This bedroom offers generous space illuminated by both a front-facing window and a Velux window at the rear, creating a bright and airy ambiance.

### Bedroom Five

Bedroom five is a spacious retreat featuring a window to the front and a Velux window to the rear, ensuring ample natural light floods the space throughout the day. The room is enhanced by a built-in wardrobe.

### Shower Room

This modern shower room features a glass-enclosed walk-in shower with stone-effect tiles for a clean, spa-like feel. A contemporary pedestal sink and a streamlined WC enhance the room's minimalist appeal. Neutral tones and natural light create a bright, inviting space.



### Rear Garden

The enclosed rear garden of this home is a beautifully landscaped oasis, perfect for both relaxation and entertainment. It features a spacious patio area that provides an ideal setting for dining al fresco or enjoying warm evenings outdoors. The garden is complemented by lawns and mature plantings that enhance the sense of privacy and tranquillity.

### Garage

The garage, equipped with an electric door, provides extensive space for vehicles and storage, further enhancing the functionality of this distinguished home.

### Services

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

Council tax band - F.

### Location

Nestled on the peaceful outskirts of Worcester and conveniently located off Bromyard Road, this executive home offers the perfect balance of rural tranquillity and urban convenience. Adjacent to a beautiful nature reserve, residents can enjoy the serenity of the countryside alongside the rich amenities of nearby St Johns and Worcester City Centre, which is just a short drive away. The city's vibrant heart offers a variety of shops, restaurants and cultural attractions, ensuring there is always something to explore. Excellent transport links are available, with easy access to major road networks and public transport, including nearby railway stations connecting Worcester to Birmingham, London and beyond. Access to the M5 motorway is also within close reach, providing a straightforward route for regional and national travel. Families will appreciate the area's excellent schools, making this an ideal location for those seeking both convenience and a high-quality lifestyle in a peaceful setting.



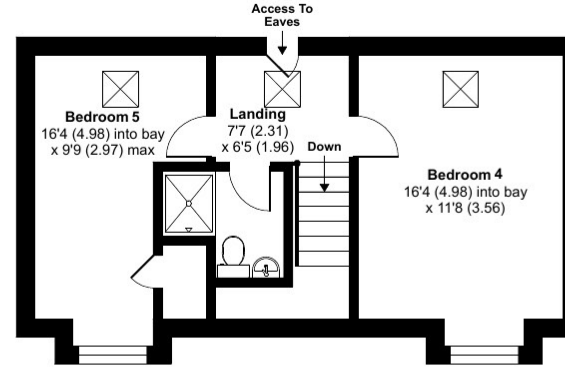
# Howburyfield Avenue, WR2

Approximate Area = 1847 sq ft / 171.6 sq m

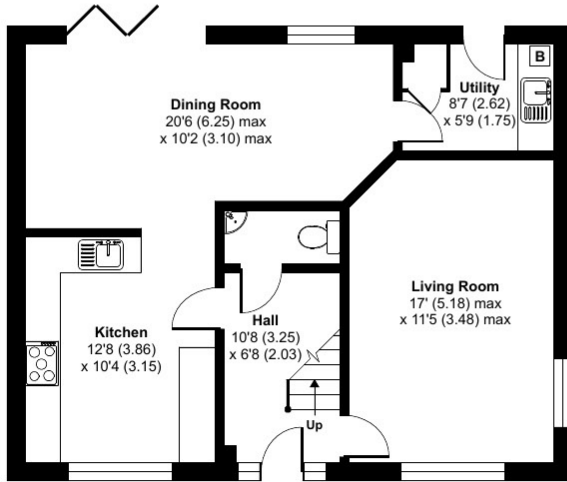
Garage / Outbuilding = 471 sq ft / 43.7 sq m

Total = 2318 sq ft / 215.3 sq m

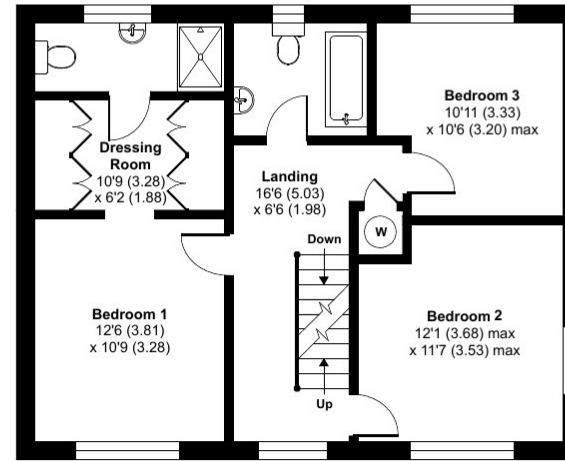
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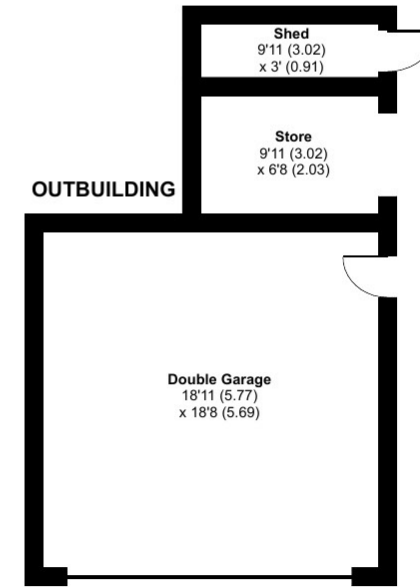
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Andrew Grant. REF: 1206733



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

