



**364 Ombersley road**

Worcester, WR3 7HE

**Andrew Grant**

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**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

A traditional four-bedroom detached home with stylish and contemporary interiors, complemented by a large landscaped rear garden. The home also has planning permission granted for an extension and a spacious boarded attic that could provide extra rooms.

- Contemporary kitchen/dining room with integrated appliances, sleek handleless units, and ample space for entertaining.
- Bright and welcoming reception rooms, including a stylish front-to-back sitting room and a cosy snug with a wood burner.
- Generous bedrooms with a luxurious en suite to the principal bedroom and additional eaves storage in bedroom two.
- Modern bathrooms and cloakroom, featuring high-quality fittings, sleek tiling, and chrome towel radiators.
- Extensive landscaped rear garden with multiple seating areas, a versatile summer house.
- Convenience of a garage and ample parking via a block paved driveway.
- Great location with easy and convenient proximity to Worcester City centre.

**1454 sq ft (135 sq m)**





## The kitchen

Exceptionally modern and spacious, the kitchen/dining room features sleek, handleless wall and base units with integrated appliances, including double eye-level ovens, a hob and an extractor. Two rear-facing windows and French doors to the side provide access to the garden. This room accommodates a dining table and chairs comfortably and has a large pantry cupboard and a door leading to the garage enhance functionality.





## The living room

This tastefully decorated living room offers a modern, contemporary feel, centred around a stylish fireplace with a stone hearth and surround. The space benefits from abundant natural light, with a window to the front and French doors to the rear, creating a delightful front-to-back living area.





## The snug

Warm and inviting, the snug boasts a feature brick chimney breast with a wood burner set upon a slate hearth, offering a cosy ambience. This versatile space can serve as an additional reception room, office, or formal dining room. A large bay window to the front completes the charm of this room.



## Primary bedroom & en suite

The primary bedroom features a front-facing window, a contemporary bank of sliding wardrobes, and an en suite shower room. The en suite is sleek and stylish, it offers a white suite comprising a low-level WC, a washbasin and a shower cubicle, with fully tiled walls and flooring and a chrome towel radiator.





## Bedroom two

A generous double bedroom with views of the rear garden, this room includes access to eaves storage, which is partly converted and features built-in cupboards, a skylight and access additional eaves storage space.



## Bedrooms three & four

Bedroom three is a well-sized double bedroom with a front-facing window, ideal for family or guests. Bedroom four is a rear-facing bedroom, perfect for use as a child's room or a home office.







## The bathroom

The family bathroom is designed with both style and functionality in mind. The clean lines and minimalist aesthetic create a serene atmosphere, ideal for relaxation and daily routines. A sleek, full size bathtub with contemporary fixtures is perfect for unwinding, while the stylish pedestal sink and modern toilet complement the space with a cohesive, high-end look.



## The garden

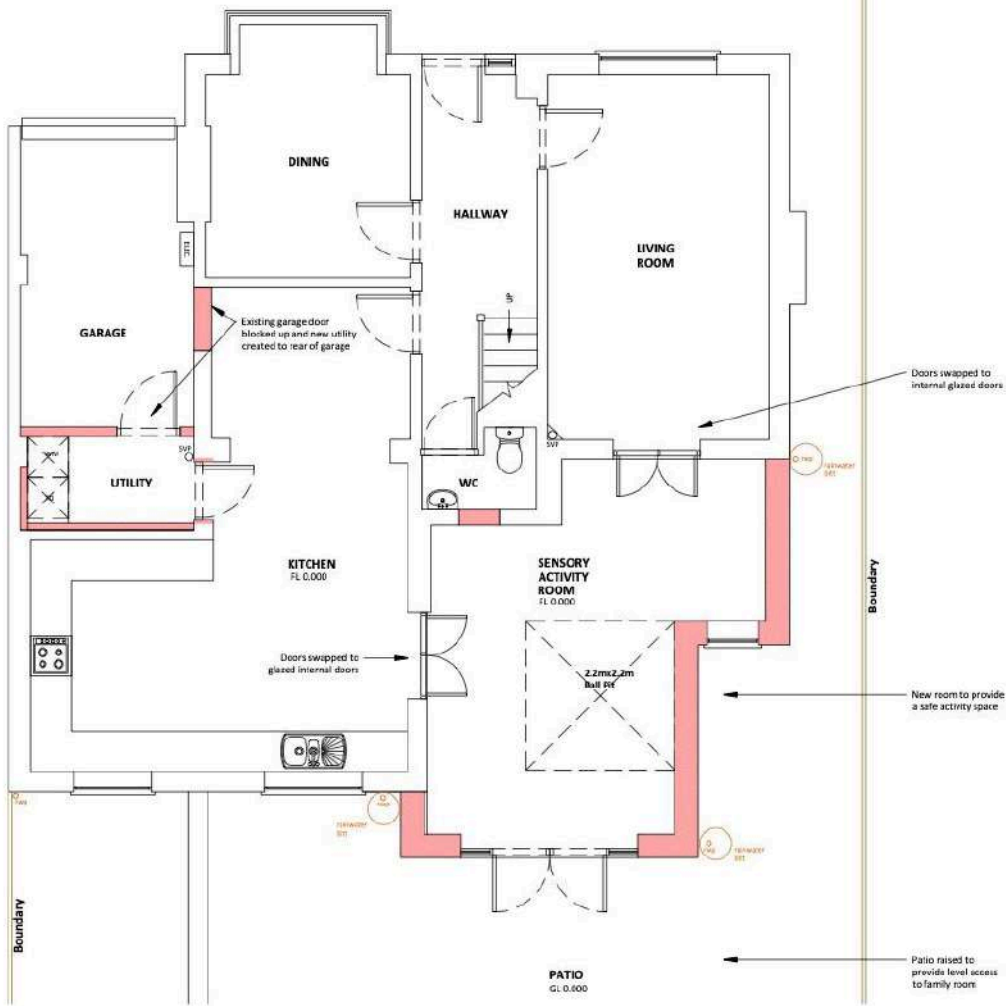
The rear garden is an expansive, landscaped space ideal for families and entertaining. A gravelled seating area immediately adjacent to the property flows to a mix of patio and gravel at the side, perfect for alfresco dining. Beyond lies a large lawn bordered by mature planting and shrubbery. A pergola adds charm, with the lawn extending further to reveal a children's play area in one corner and a fantastic summer house in the other.



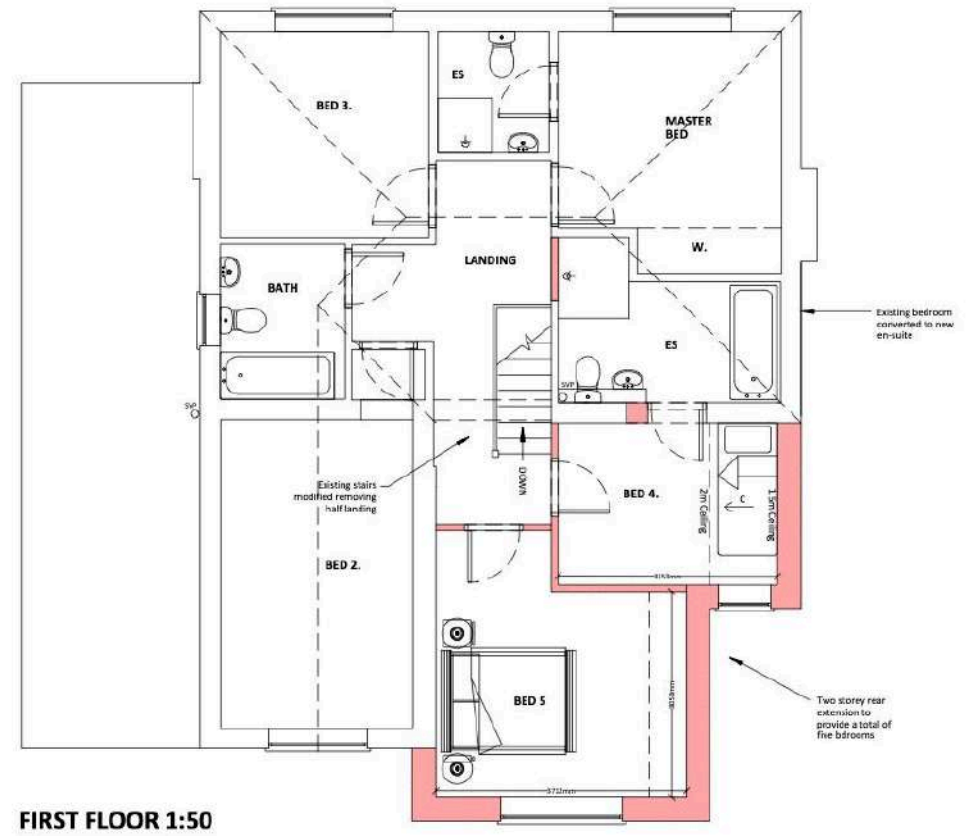


## The summer house

The summer house offers versatile usage, with potential for conversion into a garden office if required.



**GROUND FLOOR 1:50**



**FIRST FLOOR 1:50**

## Planning permission

The approved planning permission allows for a two storey extension which would provide an extra bedroom with an en suite, a utility room between the kitchen and garage and an extra activity space.



**REAR ELEV. 1:100**

## Location

Worcester is a vibrant cathedral city that perfectly blends historical charm with modern convenience. The city offers an array of amenities, including an excellent selection of shops, independent boutiques, restaurants and cafés, alongside cultural attractions such as the iconic Worcester Cathedral and The Hive library.

Families will appreciate the outstanding educational facilities in the area, with a mix of highly regarded primary and secondary schools, as well as access to renowned independent schools.

Worcester is well-connected, with two railway stations—Worcester Foregate Street and Worcester Shrub Hill—providing regular services to Birmingham, London and beyond. For those travelling by car, the nearby M5 motorway ensures swift access to the Midlands, South West and further afield, making Worcester an ideal location for commuters and families alike.

## Services

Mains gas, electricity, water and drainage.  
Security alarm system. Broadband available at the property.

## Council Tax

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





Denotes restricted head height

# Ombersley Road, Worcester, WR3

Approximate Area = 1454 sq ft / 135 sq m

Limited Use Area(s) = 226 sq ft / 20.9 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1832 sq ft / 170 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



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