



## 6 Brecknock Close

Worcester, WR5 2FD

Andrew Grant



# 6 Brecknock Close

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**4 Bedrooms    3 Bathrooms    2 Reception Rooms**

Spacious modern detached home in a peaceful cul-de-sac, featuring four bedrooms, two en suites, landscaped gardens and excellent access to Worcester and local schools.

- Spacious modern detached family home with four bedrooms and three bathrooms.
- Light-filled kitchen/dining area, utility room, integral garage and cloakroom.
- Private rear garden with pergola seating area and lawn.
- Block-paved driveway with parking for multiple vehicles.
- Popular location close to schools, transport links and Worcester city centre.

Located within an attractive modern development, this detached St Modwen home offers generous accommodation ideally suited to family life. The layout includes a spacious hallway, a front-facing living room that flows through to a bright open-plan kitchen/dining area, and access to the utility, cloakroom and integral garage. Upstairs are four well-proportioned bedrooms, including two with en suites, with one being a Jack and Jill bathroom serving bedrooms two and three. The master bathroom is also located on the first floor. Outside, the landscaped rear garden includes a large patio and pergola seating area. The block-paved driveway to the front allows parking for multiple vehicles alongside the integral garage. Brecknock Close is a popular cul-de-sac in Worcester, well-positioned for schools, amenities and transport links.

**1677 sq ft (155.8 sq m)**







## The kitchen/dining area

This superb open-plan space spans the rear of the house and offers an ideal setting for everyday living and entertaining. The fitted kitchen includes integrated appliances, plentiful storage and a breakfast bar with seating. French doors and dual aspect windows ensure a bright atmosphere with direct access to the garden. A door from the kitchen leads conveniently into the utility room, which provides additional workspace, storage, sink and access to the exterior.











## The living room

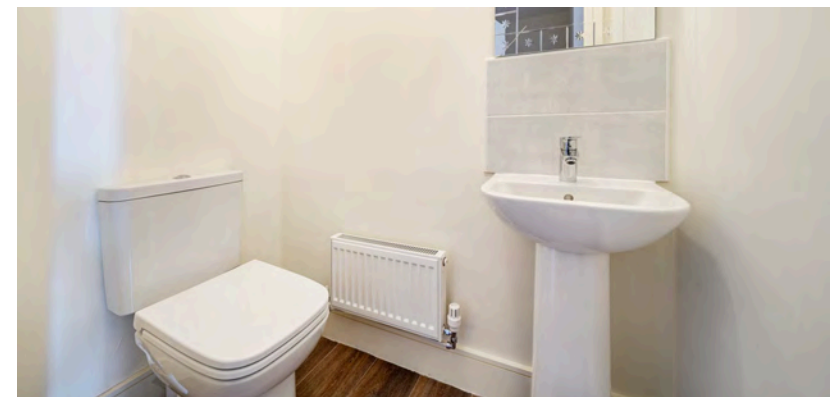
Set to the front of the property, the living room is a generous and comfortable space for relaxing or entertaining. A wide window brings in natural light and offers a pleasant view over the front garden and driveway.





## The hallway and cloakroom

A spacious and welcoming hallway with wood flooring and access to all principal ground floor rooms including the living room, kitchen/diner, cloakroom and the integral garage. The staircase rises centrally to the first floor and there is a useful understairs cupboard for storage. Located off the hallway, the ground floor cloakroom includes a WC, pedestal basin with tiled splash-back, radiator and wall mirror.







## The primary bedroom

Situated at the front of the house, the primary bedroom is a spacious, well-proportioned double. It features a large window with shutters, offering a pleasant outlook across the front aspect and allows for plenty of natural light. The room includes built-in wardrobe storage and direct access to its own en suite shower room.





## The primary en suite

This en suite features a large corner shower enclosure with tiled surround, WC, pedestal basin with mirror above and a heated towel rail. A window to the side provides ventilation and natural light.





## The second bedroom

A comfortable double bedroom with front-facing window, built-in storage and ample room for additional furniture. It features shared access with the third bedroom to the adjoining Jack and Jill bathroom.





## The third bedroom

Another sizable double room with window to the front and access to the Jack and Jill bathroom, shared with the second bedroom. This space is ideal as a guests or child's bedroom.





## The Jack and Jill bathroom

Fitted with a shower enclosure, WC, basin, wall mirror and tiled splashbacks, this Jack and Jill bathroom is accessible directly from bedrooms two and three.





## The fourth bedroom

This particularly spacious double bedroom overlooks the rear garden and occupies a footprint originally designed to accommodate two separate bedrooms. The current owner purchased the property off-plan, opting to create this larger fourth bedroom. It retains the layout, windows and door positions of the original five-bedroom design, meaning a simple stud wall could be installed to divide the space if preferred. No planning permission or building regulations would be required and the current owner is willing to carry out the conversion for a buyer seeking a five-bedroom property.





## The family bathroom

The family bathroom is well-appointed with a modern suite including a panelled bath with handheld shower attachment, a separate large shower enclosure, pedestal basin and WC. Finished in neutral tiling with a wood-effect floor, the room also benefits from a window for natural light and ventilation.





## The garden

The rear garden is laid to lawn and features a stone-paved terrace with a pergola, creating a shaded seating area ideal for outdoor relaxation. There is also a raised decked area accessed directly from the open plan kitchen/dining area, providing an additional space for entertaining or dining. Bordered by timber fencing, the garden offers a secure and private setting.







## The driveway and parking

A wide, block-paved driveway offers ample parking for multiple vehicles. There is direct access to the garage and a pathway leading to the front entrance. An integral single garage with up-and-over door, power and lighting also offers internal access from the hallway, ideal for storage or vehicle use.



## Location

Brecknock Close is a well-regarded residential cul-de-sac in Worcester. This peaceful setting combines the benefits of a quiet, modern development with excellent access to the amenities of the city. The area is particularly popular with families due to its proximity to highly regarded primary and secondary schools, including Nunnery Wood and Cherry Orchard. Worcester city centre is just a short drive away and offers a wide range of shopping, dining and leisure facilities.

The nearby Worcester Parkway and Shrub Hill railway stations provide rail connections to Birmingham, Cheltenham and London Paddington, making the location suitable for commuters. The property is also ideally placed for access to the M5 motorway, connecting the area with the Midlands and beyond.

Local parks, green spaces and walks along the River Severn provide further appeal, alongside Worcester's historic charm and vibrant cultural scene.

## Services

The property benefits from mains gas, electricity, water and drainage.

## Council Tax

The Council Tax for this property is Band F

## Agent Note

The property was originally purchased off-plan and designed as a five-bedroom home, with the vendor choosing to configure the space as four bedrooms to create a particularly spacious fourth bedroom. However, reinstating the original five-bedroom layout would be straightforward, as this room retains two windows and two doors from the initial design. No planning permission or building regulations would be required and the current owner is willing to install a dividing wall to create two separate rooms if desired.





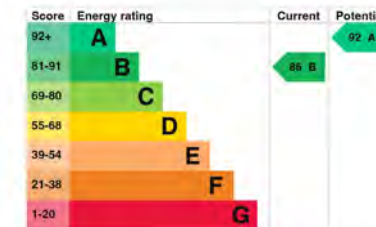
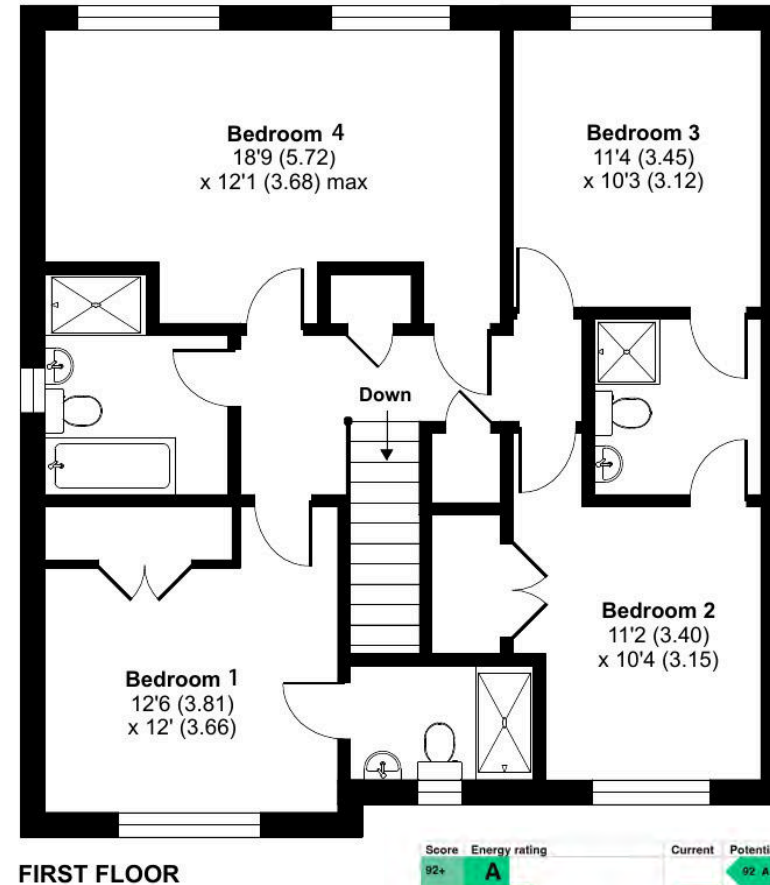
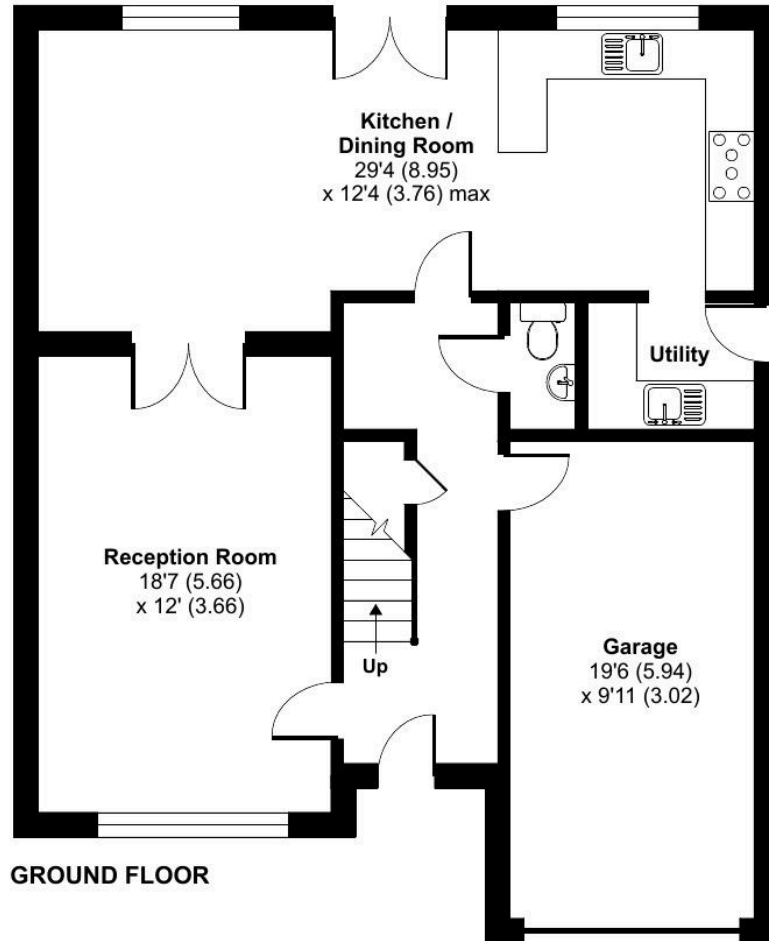
# Brecknock Close, Worcester, WR5

Approximate Area = 1677 sq ft / 155.8 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1872 sq ft / 173.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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