

Andrew Grant
PRESTIGE & COUNTRY



58 Perrins Way
Worcester, WR3 7WB



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5 Bedrooms 3 Bathrooms 4 Reception Rooms

“A striking detached home with spacious interiors, countryside views, a large garden and double garage, located in a quiet cul-de-sac close to local amenities....”

Scott Richardson Brown CEO

- Spacious five bedroom detached family home with three bathrooms and four reception rooms.
- Open plan kitchen with island and adjoining dining space opening to the garden.
- Large dual aspect living room with French doors and feature bay.
- Principal suite with dressing room and private en suite.
- South-facing garden with patio and lawn backing onto open countryside.
- Double garage and extensive driveway with turning space.
- Peaceful cul-de-sac location with excellent school catchments and access to local amenities.



2975 sq ft (276.3 sq m)



The kitchen and dining room

The kitchen and dining room form a bright and spacious setting designed for both everyday family living and entertaining. A large central island with integrated hob and breakfast bar sits at the heart of the space, surrounded by extensive fitted cabinetry and a full suite of integrated appliances. French doors lead directly out to the rear garden, while dual aspect windows enhance the natural light throughout.





The layout allows for a generous dining area with room for a full table and relaxed seating. Set just off the kitchen, the utility room offers practical support to the main kitchen with additional worktop space and access to the side of the property.





The living room

The living room offers a bright and inviting space positioned to make the most of its dual aspect. French doors open directly to the rear garden, creating an easy connection with the outdoor area. A wide bay window to the front allows natural light to pour in throughout the day while providing an attractive view of the front approach. The room comfortably accommodates varied furniture arrangements, making it well suited to both family relaxation and entertaining.



The office

Positioned at the front of the house, the office features a deep bay window that allows natural light to fill the room and provides a pleasant outlook to the front garden. Its shape lends itself well to a variety of uses, whether as a home workspace, library or reading room. The layout offers privacy away from the main living areas and direct access from the hallway, making it both functional and flexible.



The playroom

The playroom features a deep bay window that adds character and brings in generous natural light. Positioned just off the hallway, it offers a flexible space that can support a range of family needs. Its shape and proportions make it well suited as a dedicated play area, hobby room or additional reception space. The location within the ground floor layout ensures easy access while maintaining a degree of separation from the main living zones.



The cloakroom

The cloakroom is positioned just off the main hallway, providing a convenient facility for both residents and visitors. Finished in a contemporary style, it features a modern suite with a wall-mounted basin and WC, complemented by quality tiling. The space is well considered and contributes to the practical functionality of the ground floor, ideal for daily routines and welcoming guests. Its placement ensures easy access without intruding on the living areas, offering a smart and discreet solution for a busy household.



The principal bedroom

The principal bedroom is a bright and welcoming retreat with a large window overlooking the front of the property. A door leads through to a well-designed dressing room offering extensive fitted storage and a dressing table. From here, another door opens into the en suite bathroom, which includes both a separate bath and a shower. This private suite brings together space and practicality to create a calm and comfortable setting, ideal for everyday living.





The principal en suite

The principal en suite is finished to a high standard and includes a fitted bath and a walk-in shower with glazed enclosure. A wall-mounted vanity unit offers useful storage alongside a concealed cistern WC, all set against large-format tiling for a polished look. This private bathroom delivers both style and functionality, perfectly complementing the principal bedroom.



The principal dressing room

The dressing room offers a private extension of the principal suite, designed to accommodate an extensive range of storage solutions. Its layout creates a dedicated space for organisation and preparation, ideally situated between the bedroom and en suite.



The second bedroom and en suite

The second bedroom includes an en suite and is ideal for guests or family members seeking privacy. Its generous layout provides room for a large bed, bedside tables and wardrobes, while still offering space to move freely. The neutral finish enhances the sense of calm, making it a restful and inviting retreat.



The third bedroom

This bedroom offers an excellent sense of proportion and flexibility. It provides ample space for a double bed and freestanding storage, while still allowing a sense of openness. Its position within the home makes it well suited for a child, guest or additional family member, with easy access to the family bathroom just across the landing.



The fourth and fifth bedrooms

The fourth bedroom is a generous double room with a practical layout suited to a variety of uses, whether as a bedroom, guest space or additional study area. The room is well proportioned and benefits from excellent natural light. The fifth bedroom is also positioned to the rear and offers flexibility for family living. It could be used comfortably as a bedroom, nursery or second office. This space offers a bright and private outlook, with easy access to the family bathroom and the rest of the upper floor.



The bathroom

Accessed from the landing, the main family bathroom is both functional and inviting. It features a panelled bath, separate walk-in shower, wash basin and low-level WC. Finished with neutral tiling, the room enjoys excellent natural light and offers a calm and practical space for daily use. Thoughtfully positioned, it serves the additional bedrooms with ease.



The rear garden

The rear garden is mainly laid to lawn and enclosed by fencing, providing a safe and private setting for outdoor enjoyment. A generous paved patio spans the back of the house, perfect for dining or relaxing. There is ample space for outdoor furniture, and gated side access offers added practicality.





The garage and driveway

The property benefits from a spacious double garage featuring up-and-over doors, providing secure parking and ample storage space. Adjacent to the garage is a long driveway offering generous off-road parking for multiple vehicles. The driveway sweeps elegantly to the front entrance, with a beautifully paved pathway flanked by manicured planting beds.

Location

Situated in a quiet, semi-rural development, this home offers a rare balance of countryside serenity and commuter convenience. The surrounding landscape provides open green views and walking opportunities, with local amenities just a short drive away.

Nearby schools are well-regarded, making the area a popular choice for families. For commuters, road connections are excellent with quick access to main routes linking to major towns and cities. Despite the rural setting, public transport options and local shops are easily reached, offering both peace and practicality.

Whether you're seeking tranquil surroundings, community charm or easy access to larger hubs, this location delivers it all.

Services

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

Council Tax

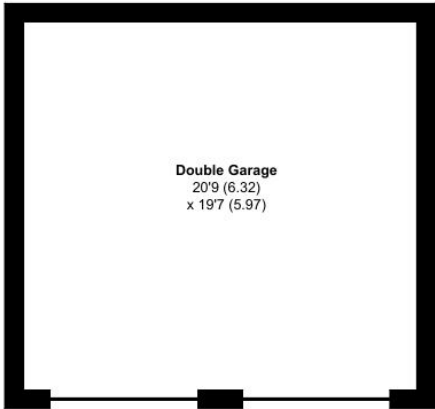
The Council Tax for this property is Band G.



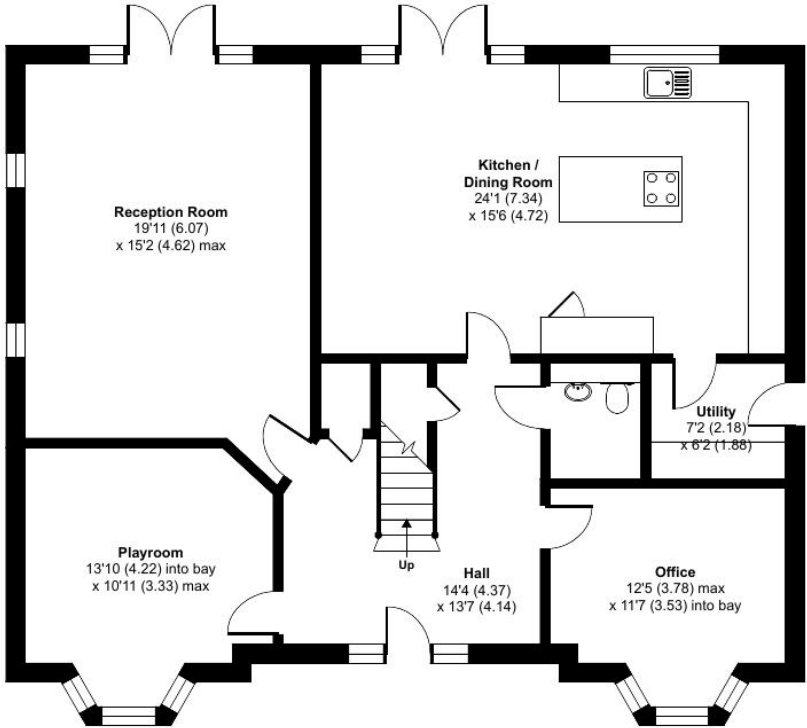
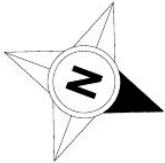
Perrins Way, WR3

Approximate Area = 2566 sq ft / 238.3 sq m
Garage = 409 sq ft / 37.9 sq m
Total = 2975 sq ft / 276.3 sq m

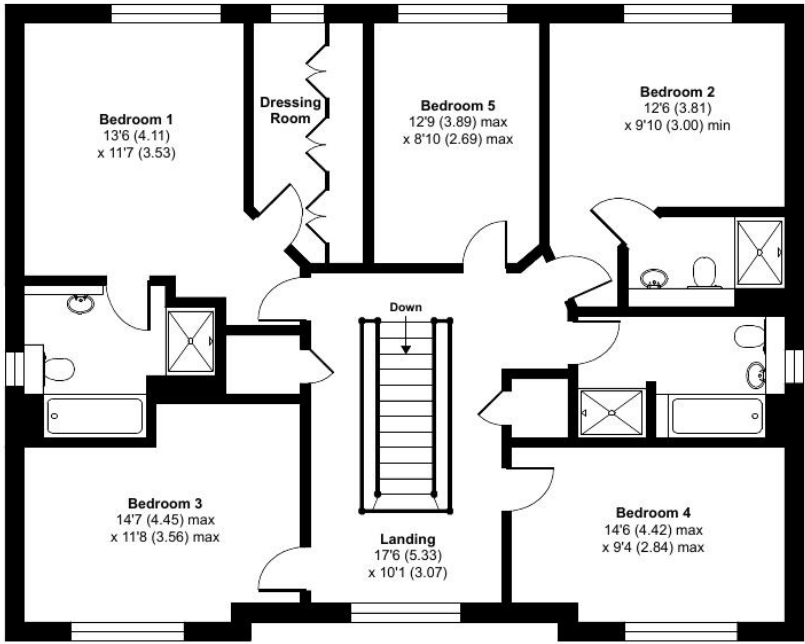
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	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 991646



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