



Whitegates

Worcester, WR5 1RQ

Andrew Grant

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12, Nunnery Lane, Worcester, WR5 1RQ

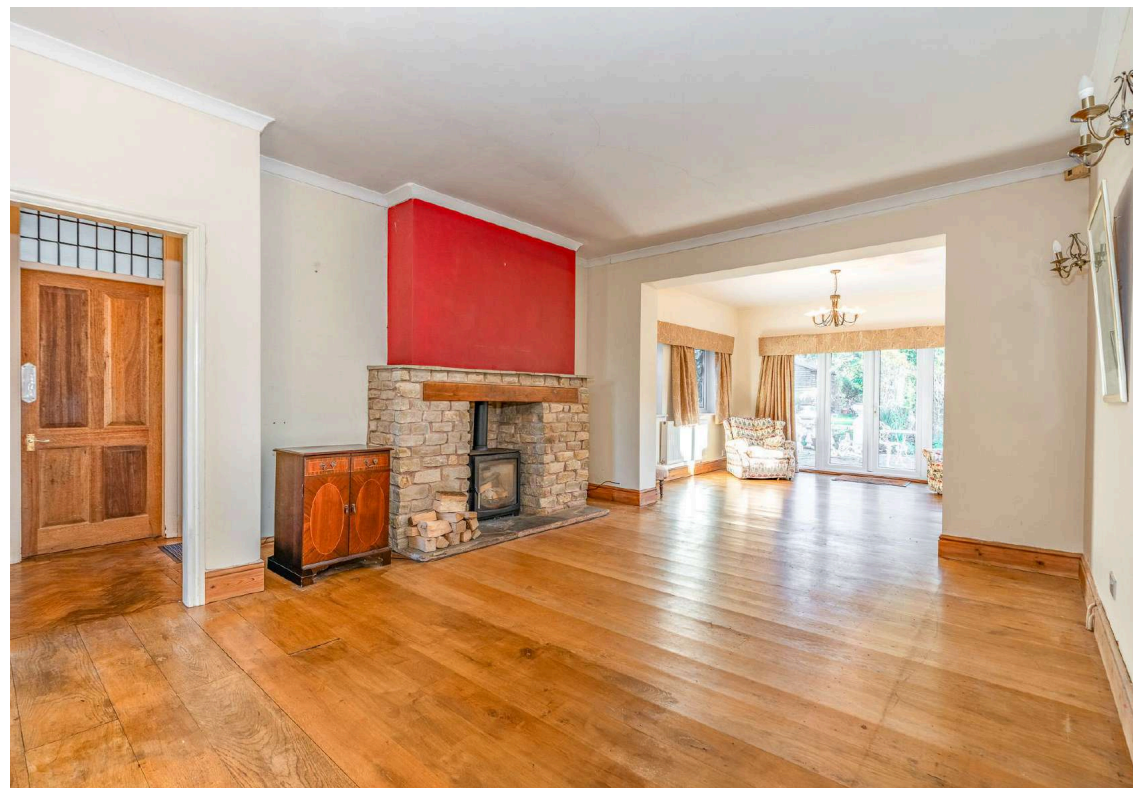
4 Bedrooms 3 Bathrooms 2 Reception Rooms

A substantial detached home with flexible interiors, extensive gardens and ample parking, offering strong potential for redevelopment or reconfiguration within an established and well-connected Worcester neighbourhood.

- A well-proportioned detached home with adaptable accommodation, presenting clear potential for modernisation or wider redevelopment.
- Light-filled living spaces offering direct views and access to the mature garden.
- Established grounds including a terrace, deep lawns and outbuildings.
- Long driveway with ample parking and double length garage.
- Situated on Nunnery Lane, close to local amenities, respected schools and strong transport connections.

This detached property offers a generous and flexible layout, with convenient access to local amenities, respected schools and excellent transport connections. The accommodation includes multiple reception rooms, together with a versatile dining room that could also serve as a fourth bedroom, a fitted kitchen, utility space and a ground floor bathroom. The ground floor bedroom benefits from its own dressing room and en suite and a further two bedrooms and additional bathroom are positioned on the first floor. The gardens are a notable feature, with a large terrace, deep lawns and established planting, accompanied by two outbuildings. To the front, a gated entrance opens onto a long driveway leading to a substantial parking area and double length garage. The property presents clear scope for modernisation, reconfiguration or more extensive redevelopment.

2406 sq ft (223.5 sq m)





The kitchen

The kitchen is a practical and well proportioned room with a good range of timber units that provide generous storage and preparation space. A central island adds further workspace and helps define the layout, making it easy to move between the cooking and dining areas. The stone tiled floor suits the everyday use of a busy household and two windows look out to the garden and bring in natural light, while the range style cooker and extractor offer a focal point for keen cooks.







The sitting room

The sitting room is a generous space that lends itself well to family living, arranged in two open areas that draw the eye through to the garden. A stone fireplace with a wood burning stove provides an attractive focal point and adds a sense of character to the room. French doors open to the patio and the large garden beyond, while multiple windows allow in plenty of natural light and give pleasant views, making this an inviting room for everyday use and relaxed gatherings.







The living room

The living room is an elegant space with a curved bay window that frames a pleasant outlook over the frontage. The parquet flooring adds character and continuity, echoing the style found elsewhere on the ground floor. A decorative fireplace with a marble hearth provides a traditional focal point and helps define the room's generous proportions, creating a welcoming setting that works well for both everyday use and more formal occasions.





The dining room/fourth bedroom

The dining room offers a comfortable setting for family meals and entertaining, with parquet flooring that adds character and continuity across the ground floor. A wide window overlooks the garden and brings in natural light, enhancing the room's welcoming feel. Its generous proportions allow for a variety of layouts, making it equally suitable as a formal dining space or, if required, as an additional bedroom due to its convenient position within the ground floor accommodation.



The ground floor bathroom and utility room

Positioned in between the kitchen and living room, the ground floor bathroom serves both as a practical family space and a convenient guest facility, with a traditional suite that includes a pedestal wash basin, panelled bath and WC. To the other side of the kitchen, the utility room provides valuable extra workspace and storage, with fitted cupboards and ample room for appliances.





The entrance hall

The entrance hall offers an inviting introduction to the home with its warm timber detailing and practical layout. A staircase rises to the first floor, creating a focal point, while a useful under stairs cupboard provides everyday storage. The original parquet flooring adds character and guides you towards the principal rooms, with a clear view through to the rear of the property that offers an immediate sense of space.





The landing

The landing is an impressive space with generous proportions that create a natural pause between the bedrooms and offer scope for a quiet seating or study area. The balustrade and wide window give the area an open feel, allowing light to filter through from the front of the house.





The primary bedroom

The primary bedroom is a notably spacious room with a bright and airy feel, enhanced by four skylight windows that draw in natural light from above. A set of glazed doors opens to a Juliet balcony and provides an attractive view over the rear garden, giving the room a pleasant outlook and the generous floor area and twin built-in wardrobes allows for a variety of furniture layouts.





The second bedroom

The second bedroom is a generously sized ground floor room with a wide bay window that brings in plenty of natural light and provides a pleasant view of the front garden. The floor area offers good flexibility for a range of bedroom furniture, while two built in cupboards provide useful storage. Its position on the ground floor makes it a convenient option for those seeking level access, and it sits close to the en suite and dressing room, creating a practical arrangement for day to day living.





The dressing room and en suite

The dressing room provides a useful and private space adjoining the second bedroom, fitted with mirrored sliding wardrobes that offer generous storage. The en suite bathroom is a spacious room with a traditional suite that includes a bath, separate shower, WC and bidet. Tiled walls and flooring create a practical and easy to maintain finish, while the obscured window draws in natural light and preserves privacy.





The third bedroom

The third bedroom is a bright first floor room with a skylight window that brings in natural light and gives a pleasant open feel. The angled ceiling adds character and mirrors the style found throughout the upper floor, while the layout offers enough space for essential bedroom furniture. Useful eaves storage is accessed via two fitted doors, making practical use of the room's shape.





The first floor bathroom

The first-floor bathroom offers a generous layout with a Velux window that brings in plenty of natural light. Fitted with a shower enclosure, WC and pedestal wash basin, the space also includes useful built-in storage cupboards.





The rear garden

The rear garden is a substantial and mature outdoor space, arranged to provide a clear distinction between the paved terrace immediately behind the house and the wider lawns beyond. The terrace offers a broad, level area ideal for placing outdoor furniture, framed by stone balustrades and surrounded by established planting. Beyond this, a series of lawned sections extend into a deep and varied garden, with numerous trees, shrubs and ornamental features creating a sense of seclusion.





Several pathways run through the garden, linking together areas of planting, a number of small outbuildings, and more informal pockets of greenery. There are also decorative elements including statues, planters and a small pond, all contributing to the garden's character. While the space is clearly well-established, it now presents an opportunity for a new owner to reshape and reorganise it to suit their own preferences.





The front garden

The front garden forms an impressive approach to the property, with a long driveway guiding you through an established setting of mature hedging, shrubs and shaped borders. The garden itself is extensive, arranged across gently tiered areas of lawn that are interspersed with planted sections and defined pathways. These elements create a sense of depth and privacy as you move towards the house, while allowing open views of the property's façade and its period character.





The driveway and parking

The property is approached through a gated entrance that opens onto a long, brick-paved driveway, providing an immediate sense of privacy as it leads up through the established front garden. The driveway widens near the house to create a generous parking area with ample space for multiple vehicles. Adjacent to the parking area is a double length garage, positioned for straightforward access from the main drive. The scale of the forecourt allows for easy turning and practical day-to-day use.

Location

Nunnery Lane is a well-regarded residential setting on the eastern side of Worcester, offering a convenient balance between access to the city and the quieter surroundings of this established neighbourhood. The property sits within easy reach of a range of everyday amenities, including local shops, supermarkets and services found along Bath Road and in the wider St Peter's and Worcester city centre areas.

The location is also well placed for schooling, with a choice of both primary and secondary options nearby, including Nunnery Wood Primary School, Nunnery Wood High School and Worcester Sixth Form College. Independent schools within the city are equally accessible.

For those travelling further afield, the area benefits from strong transport links. Worcester Shrub Hill and Worcester Foregate Street stations provide rail services to Birmingham, London and other regional destinations. The M5 is easily reached from Junctions 6 and 7, giving straightforward motorway access to the Midlands and the South West. Local bus services also offer regular connections into the city centre and surrounding districts.

Services

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

Council Tax

The Council Tax for this property is Band E

Agent Note

Interested parties should be aware that the property is being sold on behalf of a relative of an employee of Andrew Grant.

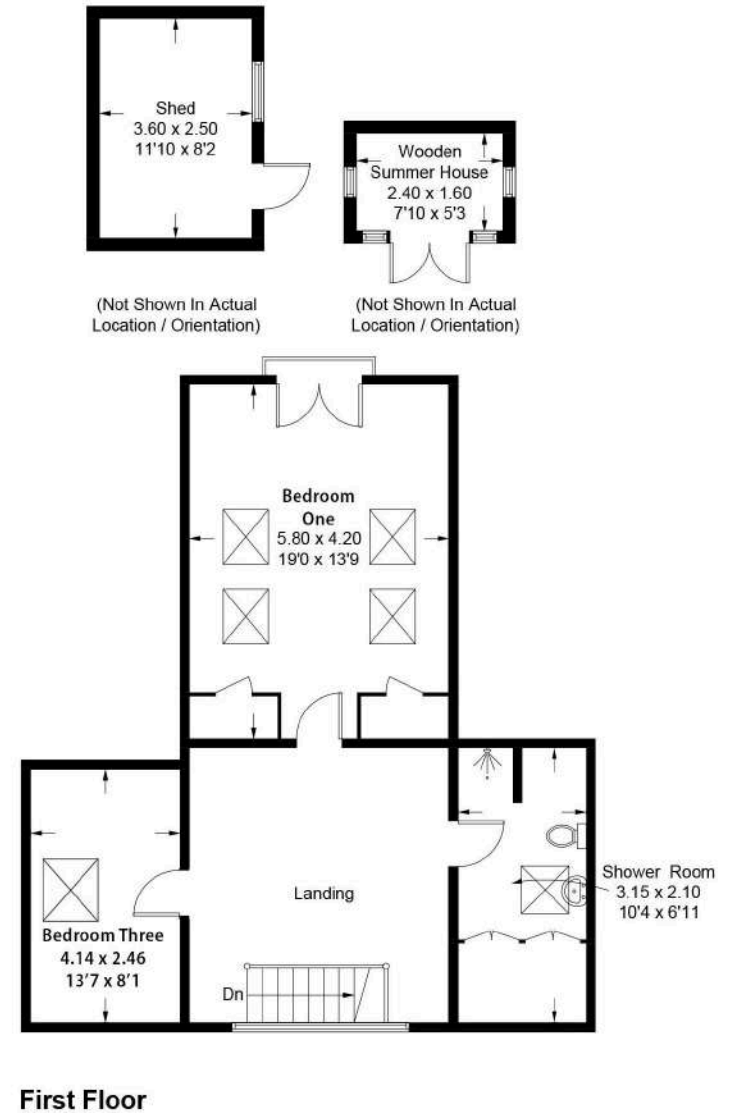
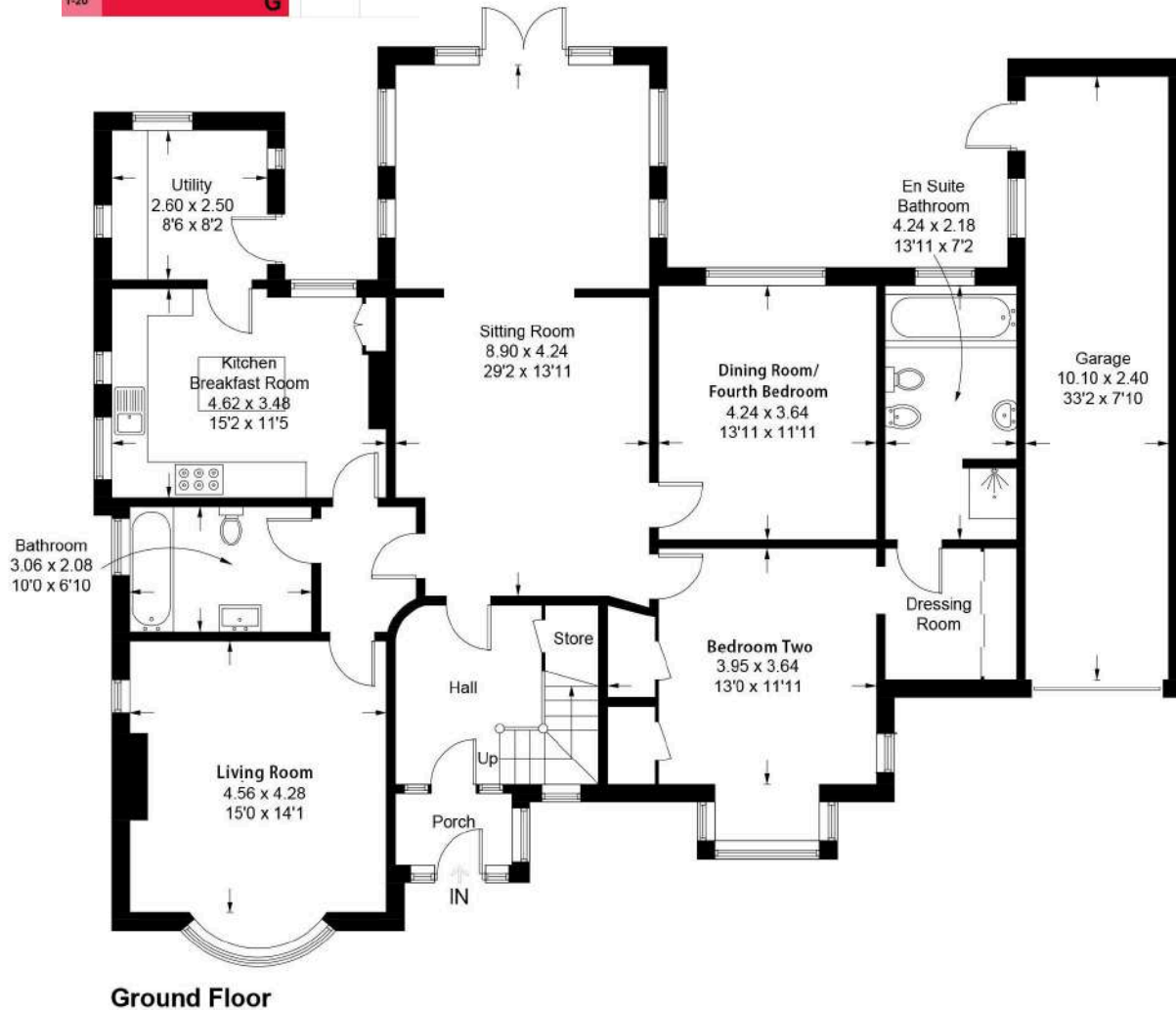


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Approximate Gross Internal Area = 223.5 sq m / 2406 sq ft
 Outbuildings = 37.2 sq m / 400 sq ft
 Total = 260.7 sq m / 2806 sq ft
 (Including Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



This plan is for guidance only and must not be relied upon as a statement of fact



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com