



344a, Bath Road

Worcester | Worcestershire | WR5 3EZ

**FOX**   
TOWN &  
COUNTRY  
HOMES

## 344a, Bath Road, Worcester, Worcestershire, WR5 3EZ

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- \* New Build - Accommodation of 2,659 sq ft. The heart of the home boasts generous living spaces, perfect for both entertaining and creating lasting memories.
- \* Superb Kitchen: The beautifully appointed kitchen seamlessly combines indoor and outdoor living
- \* Nearby Attractions: Explore the vibrant surroundings with shopping, dining, and entertainment options in Worcester City Centre
- \* Ensuite facilities to master bedroom and guest bedroom
- \* Fabulous gardens: Beautifully tended with a expansive patio area.
- \* Excellent commuter access to the M5, Train Stations in Worcester and Worcester Parkway.

Stunning, detached brand new build that redefines modern luxury living. With meticulous attention to detail and a commitment to unparalleled quality, this four double bed roomed home offers an exquisite blend of comfort, functionality, and aesthetic appeal. Every corner of this home has been meticulously crafted to create an environment that harmonizes with modern living, from the clean lines of the facade, to the thoughtful placement of large windows that capture the changing light throughout the day, this residence is completely unique. From the moment you step into the impressive hallway with its soaring ceilings, galleried landing, and glass balustrade, you'll be captivated by the elegance and opulence that defines this home.

With two separate sitting rooms, there's ample space to relax and entertain; the 'Scandinavian style fireplace' adding a touch of elegance and warmth.









The kitchen has beautifully made cabinetry, the Quartz worktops provide an opulent surface for meal preparation, while the Siemens appliances offer cutting-edge technology for all your cooking needs. An expansive wall of glass opens with sliding doors, framing the meticulously landscaped garden, extending the living space seamlessly outdoors. From here, you can experience the changing seasons as they unfold, with the garden acting as an ever-changing tapestry of colour. This extension of the living accommodation allows for al fresco dining, morning coffees, or simply basking in the beauty of your landscaped surroundings.

The four double bedrooms are sanctuaries of tranquility. Each ensuite facility is a private oasis, featuring top-of-the-line fixtures and finishes, with perfectly tiled walls and floors, and spacious walk in showers, whether it's a quick morning refresh or a leisurely soak in the evening, every moment in these spaces is designed for your utmost comfort. The family bathroom is a testament to the attention to detail that defines this home. Immerse yourself in a space designed for relaxation and rejuvenation, featuring high-quality fixtures and a soothing ambiance.

From plush carpets that your feet sink into, to the warm embrace of hardwood floors with underfloor heating, every step in this home is a tactile pleasure.

Hosting outdoor gatherings and leisurely afternoons has never been more inviting. The spacious patio provides ample room for seating, entertaining, and relaxation, let the outdoors become an extension of your living space.

Garaging with an electric door, and ample car parking on a gravel driveway enclosed by high electric gates that secure the entirety of the gardens and grounds.

Enjoy excellent access to Worcester city and seamless motorway M5 communications, making commuting a breeze.

**Administrative Deposit:**

Prior to issuing the Memorandum of Sale, Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase, this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and remarketing costs of the property.

**THIS IS REFUNDABLE UPON COMPLETION.**

Gas Central Heating

Mains Drainage

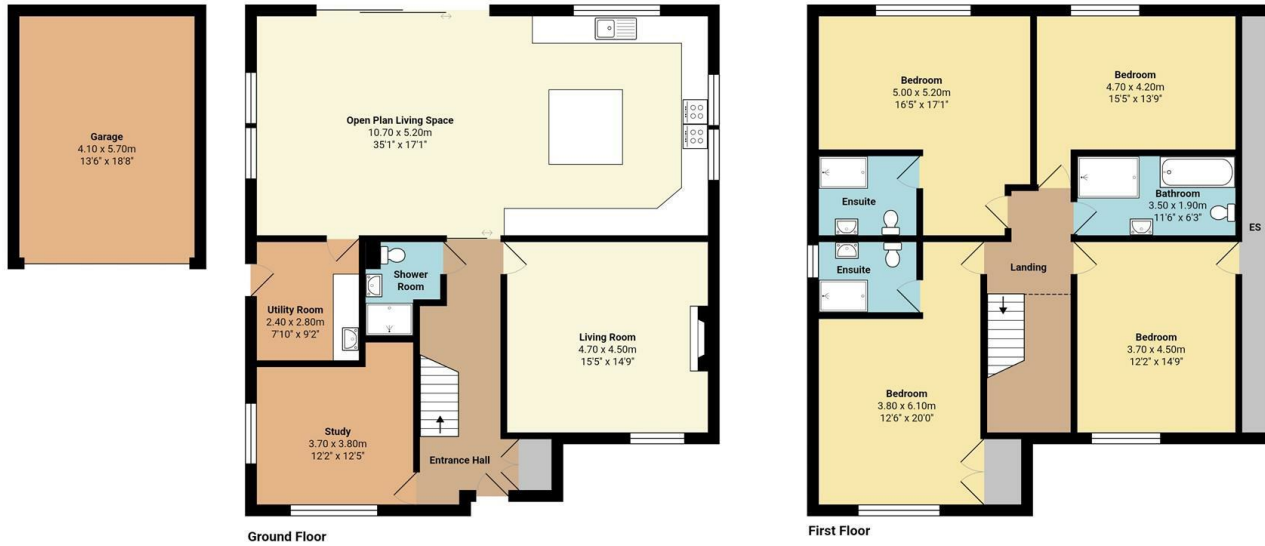
Mains Electricity

Mains Water





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Ground Floor

First Floor

Total Approx Area: 247.0 m<sup>2</sup> ... 2659 ft<sup>2</sup>  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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