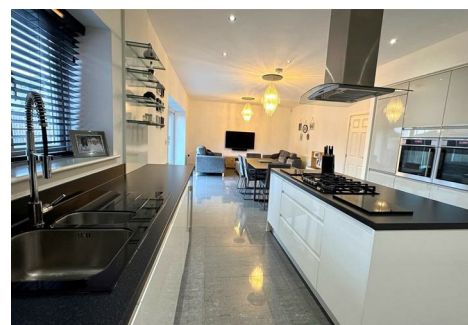




QualitySolicitors
Parkinson Wright
Estate Agents



Ivy Crescent, Bevere, Worcester, WR3 7DP

Offers Over £725,000

- Substantial Detached House
- Two Reception Rooms
- Five Bedrooms
- Family Bathroom
- Driveway For Multiple Vehicles
- Immaculately Presented
- Spacious Kitchen/Dining/Family Room
- Two Ensuities
- Double Garage
- EARLY VIEWING ESSENTIAL

55 Ivy Crescent, Worcester WR3 7DP

A fantastic opportunity to acquire this immaculately presented, five bedroom detached family home situated within the sought after postcode of WR3. The property offers good size accommodation, has great access to the M5 motorway junction 6 as well as Worcester city centre.

 5  3  2  B

Council Tax Band: G





LOCATION AND DESCRIPTION

With easy access to local schooling, Worcester City, and major transport links, this property combines convenience with modern living. Don't miss the opportunity to make this beautiful house your new home in the heart of Bever. This charming five bedroom detached family home built by Belway Homes offers a high standard finish with flexible family living. Access is via a composite front door with matching opaque double glazed windows opening into:-

RECEPTION HALL

13'5 x 7'6

A spacious and welcoming entrance to the property with ceiling light, radiator, stairs to the first floor and doors to:-

LIVING ROOM

13'1 x 18'7

A spacious, light and airy reception room with two ceiling lights, attractive front facing double glazed bay window and radiator.

SNUG/OFFICE

12'3 x 11'3 (into bay)

A versatile reception room currently used as an office with ceiling light, another attractive front facing bay window and radiator.

OPEN PLAN KITCHEN/DINING/LIVING SPACE

33'11 (max) x 14'2

An impressive sociable space combining kitchen, dining and living areas. Two ceiling lights, recessed spotlights, two radiators and feature rear facing double glazed bi-fold doors opening directly onto the slabbed patio area bringing the outside in making this a great space for entertaining. There are a range of wall, base and drawer units, roll top work surface over, an island with a four ring electric hob and cupboards under, two built in double ovens, one and a half bowl stainless steel sink, mixer tap, complimentary ceramic drainer, integrated appliances to include fridge/freezer, dish washer and wine fridge with glass door. Door to:-

UTILITY ROOM

6'9 x 6'4

Ceiling light, side facing part double glazed door opening onto the driveway, radiator, wall mounted boiler, stainless steel sink with matching drainer, cupboards under, integrated washing machine and space for a tumble dryer.

SEPARATE W.C.

6'10 x 3'6

Ceiling light and radiator. There is a white suite consisting of wash hand basin with pedestal and a low level W.C.

LANDING

A spacious split level landing area with two ceiling lights, loft hatch, front facing double glazed window, radiator and airing cupboard housing the hot water tank. Doors to:-

BEDROOM ONE

13'4 x 13'2

A good size principal bedroom with ceiling light, front facing double glazed window, radiator and two double fitted wardrobes providing useful storage space. Door to:-

ENSUITE BATHROOM

9'9 x 7'1

Recessed ceiling spotlights, side facing opaque double glazed window and a chrome heated towel rail. There is a four piece suite consisting of bath separate double shower cubicle, two wash hand basins and a low level W.C.

BEDROOM TWO

13'0 x 9'10

A double bedroom with ceiling light, front facing double glazed window, radiator and door to:-

ENSUITE SHOWER ROOM

10'9 x 5'11

Recessed ceiling spotlights, side facing opaque double glazed window and a chrome heated towel rail. There is a three piece suite consisting of a double shower cubicle, wash hand basin with pedestal and low level W.C.

BEDROOM THREE

14'4 (max) x 13'4

Ceiling light, front facing double glazed window and radiator.

BEDROOM 4

13'5 x 10'3 (max)

Another double bedroom with ceiling light, rear facing double glazed window and radiator.

BEDROOM 5

10'5 x 6'7

A good size single bedroom with ceiling light, rear facing double glazed window and radiator.

FAMILY BATHROOM

10'3 x 7'0

Recessed ceiling spotlights, side facing double glazed window and a chrome heated towel rail. There is a four piece suite consisting of a separate shower cubicle, bath, wash hand basin with pedestal and a low level W.C.

OUTSIDE

To the front of the property is a lawned foregarden, borders with a range of mature shrubs, a slabbed pathway leads to the front door, there is side pedestrian access on both sides of the property via wooden gates leading to the rear and a tarmac driveway with an electric charging point insitu offers parking for multiple vehicles.

To the rear of the property is a good size low maintenance garden mainly laid to lawn with an attractive slabbed patio. There is a separate access into the garage from the garden via a part double glazed door.

DOUBLE GARAGE

20'1 x 19'5

With two up and over doors, light and power.

SERVICES

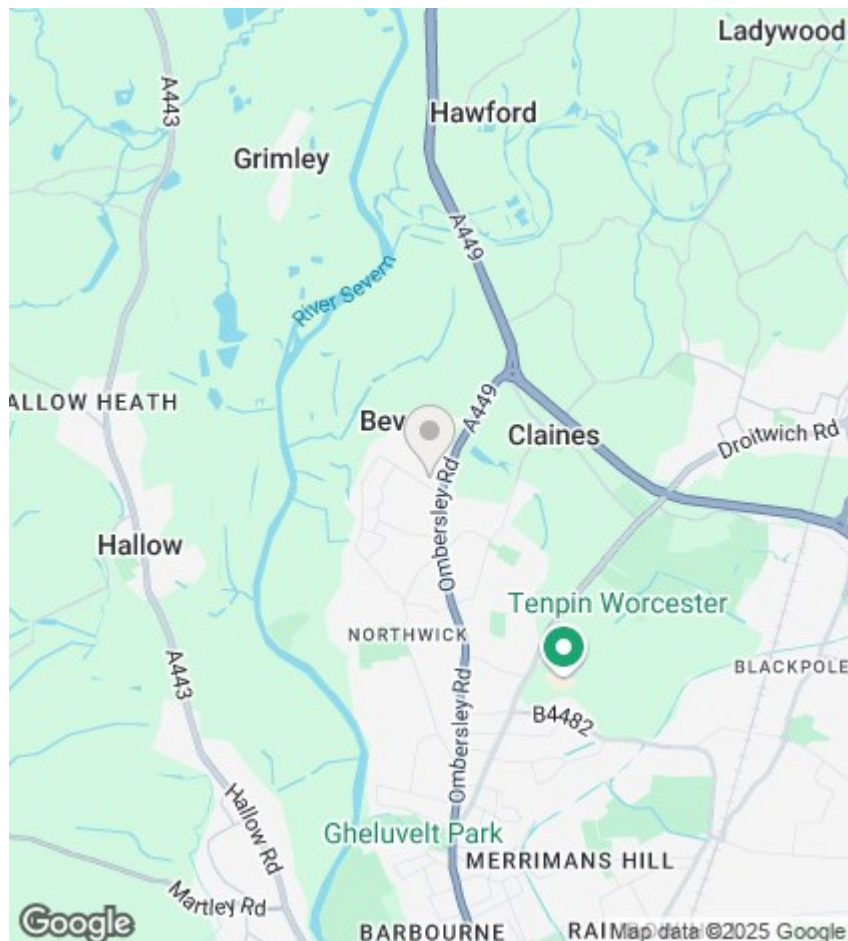
We believe all mains services are connected to the property but have not been checked by the agent.

AGENTS NOTE

PLEASE NOTE

CONFLICT OF INTEREST DECLARATION - The vendors of this property have a connected person who is an employee of Quality Solicitors Parkinson Wright Estate Agents.

SERVICE CHARGE - There is a service charge for the estate of £140.00 per annum



Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

