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**Estate Agents**



**Upper Ferry Lane, Callow End, Worcester, WR2 4TL**

**Price Guide £675,000**

- Spacious Detached Dormer Bungalow
- Breakfast Kitchen/Family Room
- Three Bathrooms
- Garage & Extensive Driveway
- Idyllic Village Location
- Two Reception Rooms
- Four Double Bedrooms
- Gas Central Heating & Double Glazing
- Private Rear Garden
- EARLY VIEWING ESSENTIAL

# 25 Upper Ferry Lane, Worcester WR2 4TL

A substantial detached four double bedroom dormer bungalow situated in a good size plot within the popular village of Callow End. Offered with NO CHAIN. EPC D.



Council Tax Band: F





## LOCATION AND DESCRIPTION

The property enjoys a pleasant position in the popular and sought after village of Callow End where there is a village hall, general stores, Post Office, two pubs and a Primary School as well as the historic former Nunnery Stanbrook Abbey. The city of Worcester, with its comprehensive range of amenities is less than five miles distant. Also within easy reach is the riverside town of Upton upon Severn and the cultural and historic town of Great Malvern which is only about four miles away. Glenmore is a substantial detached four bedroom dormer bungalow situated in a private position behind mature hedging. Access is over a block paved driveway leading to a UPVC front door opening into:-

## ENTRANCE PORCH

With front and side facing double glazed windows, two wall lights and an opaque double glazed door opening into:-

## RECEPTION HALL

**29'4 x 16'6 (max)**

A spacious and inviting 'L'-shaped entrance to the property with three ceiling lights, two radiators, stairs to the first floor and doors to:-

## SITTING ROOM

**26'10 x 14'2**

A good size, light and airy reception room benefitting from dual aspect front and side facing double glazed windows, rear facing double glazed patio doors opening onto the terrace, two radiators and an attractive focal point is a feature brick fireplace with brick hearth, traditional oak mantle over and gas fire inset.

## BREAKFAST KITCHEN

**20'8 x 13'7 (max)**

A pleasant room overlooking the garden offering kitchen, dining and seating areas ideal to be used as a family room and for entertaining. Two ceiling lights, radiator, rear facing double glazed patio doors and side facing double glazed door giving access to the rear of the property. There are a range of wall, base and drawer units, rolltop work surface over, complimentary tiled splashback, one and a half bowl stainless steel sink with matching drainer, mixer tap, four ring electric hob with extractor fan over, built in double oven, integrated dishwasher and space for further appliances.

## DINING ROOM

**11'11 x 11'5**

A versatile room currently used as a dining room with wall light, front facing double glazed window and radiator.

## INNER PORCH

Ceiling light and solid door gives access into the garage.

## BEDROOM THREE

**12'0 (into wardrobes) x 11'10**

A good size double bedroom with ceiling light, front facing double glazed window, radiator and a range of fitted mirrored wardrobes with useful hanging space and shelves.

## BEDROOM FOUR

**11'3 x 10'4**

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

## GROUND FLOOR SHOWER ROOM

**10'0 x 5'11**

Ceiling light, rear facing opaque double glazed window and chrome heated towel rail. There is a three piece white suite consisting of shower cubicle, wash hand basin with pedestal, low level W.C. and a range of built in cupboards and drawers offering ample storage.

## LANDING

**11'4 x 7'6**

Ceiling light, radiator, useful storage into the eaves and front facing double glazed window with open views.

## BEDROOM ONE

**18'3 x 14'2**

A good size principal bedroom suite with dual aspect front and rear double glazed windows, ceiling light, radiator, storage space into the eaves and door to:-

## ENSUITE BATHROOM

**7'1 x 6'3**

Ceiling light, rear facing 'Velux' window and heated towel rail. There is a three piece suite consisting of bath with shower over, wash hand basin with pedestal and low level W.C.

## BEDROOM TWO

**13'2 x 12'10**

Another good size bedroom suite with dual aspect front and rear facing double glazed windows, radiator and useful storage space into the eaves.

## ENSUITE BATHROOM

**6'6 x 6'4**

Ceiling light, 'Velux' window and heated towel rail. There is a three piece suite consisting of bath with shower over, wash hand basin with pedestal and low level W.C.

## OUTSIDE

To the front of the property is an extensive block paved driveway offering off road parking for several vehicles leading to the garage and front door. There is an attractive lawned foregarden with a range of mature shrubs and trees. Side pedestrian access to the rear is via a wrought iron gate.

To the rear of the property is a charming, very private and enclosed mature garden mainly laid to lawn, a concrete terrace steps down leading to a further slatted seating area and a brick shed is in situ.

## GARAGE

**26'5 x 9'8**

With up and over door, single glazed rear facing window, a rear facing door gives additional access to the garden, two ceiling strip lights and a wall mount 'Vaillant' boiler.

## SERVICES

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



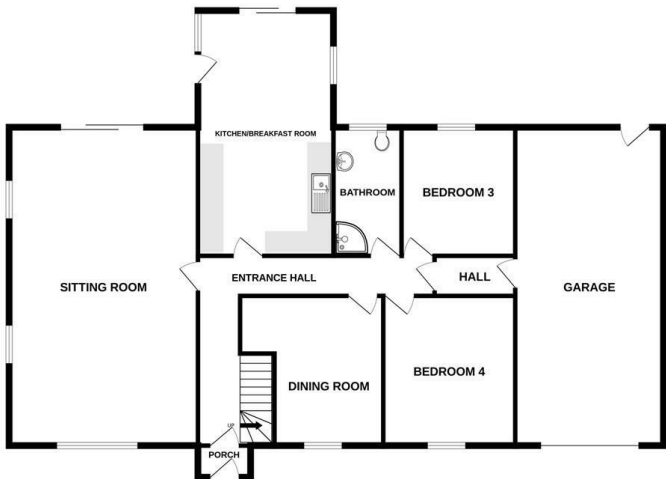
Viewings

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

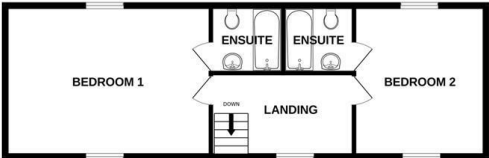
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR  
1731 sq.ft. (160.9 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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