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**Parkinson Wright**  
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## Ivy Crescent, Bevere, Worcester, WR3 7DP

Price Guide £500,000

- Substantial Detached House
- Lounge
- Four Bedrooms
- Cloakroom
- Gas Central Heating & Double Glazing
- Immaculately Presented
- Spacious Kitchen/Dining area
- Two Bathrooms
- Garage & Driveway
- EARLY VIEWING ESSENTIAL

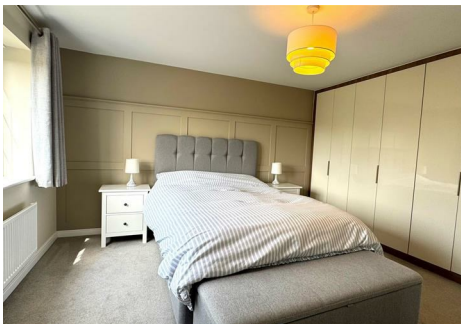


# 27 Ivy Crescent, Worcester WR3 7DP

A fantastic opportunity to acquire this immaculately presented four bedroom detached 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. **EARLY VIEWING ESSENTIAL TO BE APPRECIATED.** EPC-B.

 4  2  2  B

Council Tax Band: F





## LOCATION & DESCRIPTION

The property is within easy access to well regarded local schooling, Worcester City, and major motorway transport links. This property combines convenience and modern living. Don't miss the opportunity to make this beautiful house your new home in the heart of Bevere which offers access to riverside walks. This charming four bedroom detached family home built by Bellway Homes offers a high standard finish with flexible family living. Access is a composite opaque double glazed entrance door with matching opaque double glazed side panel opening into:-

### RECEPTION HALL

16'7 x 6'3

Two ceiling lights, tiled floor, radiator, stairs to the first floor and a useful understairs storage cupboard. Doors to:-

### LOUNGE

17'3 (into bay) x 10'5

Tastefully decorated by the present owners, two ceiling lights, two radiators and a feature front facing double glazed bay window with fitted blinds allowing plenty of natural light.

### CLOAKROOM

6'0 x 3'2

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

### SPACIOUS KITCHEN / DINING AREA

25'11 x 10'10

A light and airy space combining kitchen and dining areas ideal for entertaining, rear facing double glazed French doors with matching double glazed side panels overlook the garden. Ceiling light, recessed ceiling spotlights, two radiators and two rear facing double glazed windows with fitted blind. There are a good range of wall, base and drawer units, roll top work surface over, complimentary tiled splashback, tiled floor, one and a half bowl stainless steel sink, mixer tap, four ring gas hob with extractor fan over, integrated appliances to include double oven, dishwasher and fridge/freezer. Door to:-

### UTILITY ROOM

5'4 x 5'1

Ceiling light, side facing double glazed door gives access to the rear, wall mounted boiler, radiator, stainless steel sink with matching drainer, mixer tap, cupboards under and space for a washer/dryer.

### LANDING

Ceiling light, loft access with ladder, light, a substantial boarded area for storage, spacious airing cupboard housing the hot water tank and a range of fitted shelves for storage. Door to:-

### BEDROOM ONE

19'3 x 12'3 (both max)

A spacious principal bedroom suite combining a separate dressing area, two ceiling lights, two front facing double glazed windows, radiator, feature panelled wall and a good range of fitted wardrobes. Door to:-

### ENSUITE SHOWER ROOM

6'4 x 5'5

Ceiling light, front facing double glazed opaque window, radiator and

complimentary wall and floor tiling. There is a three piece white suite consisting of a shower cubicle, wash hand basin with pedestal and a low level W.C.

### BEDROOM TWO

13'3 x 8'7

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

### BEDROOM THREE

9'9 x 9'1

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

### BEDROOM FOUR

9'11 x 7'10

Currently used as a dressing room with a range of fitted wardrobes, rear facing double glazed window with fitted blind and radiator.

### FAMILY BATHROOM

8'5 x 6'5

Recessed ceiling spotlights, side facing opaque double glazed window, radiator and complimentary tiling to walls and floor. There is a four piece suite consisting of a separate shower cubicle, bath, wash hand basin with pedestal and low level W.C.

### OUTSIDE

To the front of the property overlooks a pleasant open space, there is a lawned foregarden and a tarmac driveway offering parking for two cars leading to the garage and front door. Side pedestrian access via a wooden gate to the rear of the property

To the rear of the property is an attractive, enclosed, private landscaped garden offering a high degree of privacy. The garden has been tastefully designed by the present owners to include an initial slabbed area leading to a further slabbed seating area, power sockets, outside tap, lawn and borders with a selection of shrubs. There is a separate access to the garage.

### GARAGE

14'2 x 8'3

With up and over door, light, power and a side facing semi opaque double glazed door gives access to the rear.

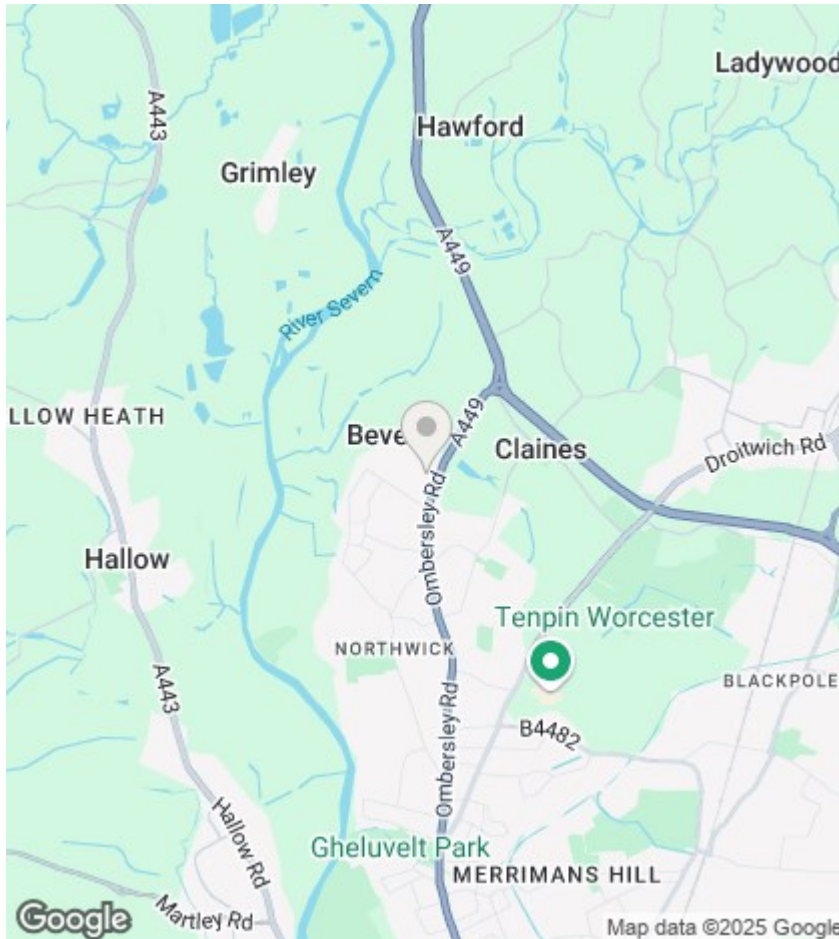
### SERVICES

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

### AGENTS NOTE

Please note there is a maintenance charge of £65.79 payable twice yearly to cover maintenance of open spaces on the development.





## 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

