





11 Bullfinch Close, St. Peter's, Worcester. WR5 3SL

Guide Price £450,000

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A modern detached family home, offering superbly maintained and well proportioned accommodation, situated at the head of a quiet cul-de-sac in this sought after residential area of Worcester. The location provides easy access to the city centre and national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Dining Room, Conservatory, Kitchen Breakfast Room, Cloakroom, four Bedrooms (the Master having an En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is a mono block frontage, providing off road parking for 6+ cars, in turn accessing the front door, single Garage (with up-and-over door, power and light, side courtesy door, wall mounted gas boiler servicing the central heating and hot water) and a gated side pedestrian access to the rear garden. To the rear there is an enclosed garden enjoying a high degree of privacy, with shrub borders and a productive kitchen garden. Paved patio area, outside cold water tap, outside courtesy light and useful storage area.

**Lounge:** - 4.42m x 3.73m (14'6" x 12'3")

**Dining Room:** - 3.73m x 2.95m (12'3" x 9'8")

**Conservatory:** - 3.3m x 3.1m (10'10" x 10'2")

**Kitchen Breakfast Room:** - 4.52m x 4.04m (14'10" x 13'3")

**Bedroom 1:** - 3.2m x 3.73m (10'6" x 12'3")

**En-Suite:** - 1.93m x 1.68m minimum (6'4" x 5'6" minimum)

**Bedroom 2:** - 3.56m x 3.1m minimum (11'8" x 10'2" minimum)

**Bedroom 3:** - 3.78m minimum x 2.31m (12'5" minimum x 7'7")

**Bedroom 4:** - 2.54m x 2.49m (8'4" x 8'2")

**Bathroom:** - 1.96m x 1.96m (6'5" x 6'5")







- Detached family home
- Central heating & double glazing
- Off road parking for 6+ cars and single garage
- Quiet cul-de-sac location
- Viewing highly recommended
- Council Tax Band: E
- En-Suite & Bathroom have underfloor heating
- Superbly maintained & well proportioned accommodation
- Solar panels/tubes (further details available from Allan Morris Worcester Office)

