



**Connells**

Kingston Avenue  
WORCESTER



### Property Description

Set in a quiet residential area, the property boasts off-road parking and a private garden backing onto beautiful woodland and parkland, providing a serene backdrop and added privacy.

With excellent local schools, city amenities, and seamless motorway connections, this property is perfect for families or professionals seeking a well-connected location.

The accommodation includes a modern kitchen, a separate utility area, a sitting room, and a dining room, offering versatile living spaces. The converted garage provides an additional flexible room, perfect as a home office, fourth bedroom, or playroom.

Upstairs, the property features three generously sized bedrooms and a family bathroom. The garden includes a well-maintained lawn and a detached building, ideal as a home gym or studio space.

This fantastic property presents a unique opportunity to enjoy both comfort and convenience in a highly sought-after area. Early viewing is highly recommended!

### Ground Floor

#### **Cloakroom**

Side facing window, W.C and wash hand basin.

#### **Living Room**

12' 1" x 12' 1" ( 3.68m x 3.68m )  
Front facing bay window, pendant ceiling light, fireplace, coving and vinyl flooring.

Open plan through to the Dining Room.

#### **Dining Room**

12' 7" x 11' 4" ( 3.84m x 3.45m )  
Pendant ceiling light, fireplace, radiator, coving and vinyl flooring.

UPVC double glazed door to the garden.

#### **Bedroom One**

10' 1" x 16' 7" ( 3.07m x 5.05m )  
Converted garage which is used as a bedroom.

Front facing window, pendant ceiling light and a radiator.

#### **Kitchen**

16' 4" x 8' 6" ( 4.98m x 2.59m )  
Rear facing window, pendant ceiling light, wall and base units, double oven, hob, extractor hood, breakfast bar area, sink, part tiled splashback and lino flooring.

Open plan leading through to the utility room.

#### **Utility Room**

Pendant ceiling light, wall units, washer/dryer, space for a double fridge/freezer and lino flooring.

Door leading to the garden.

## First Floor

### **Bedroom Two**

12' 7" x 13' 1" ( 3.84m x 3.99m )  
Rear facing UPVC window, pendant ceiling light, full length built in wardrobe, radiator and carpet flooring.

### **Bedroom Three**

12' 4" x 11' 2" ( 3.76m x 3.40m )  
Front facing window, pendant ceiling light, radiator and carpet flooring.

### **Bedroom Four**

7' 8" x 7' 6" ( 2.34m x 2.29m )  
Front facing window, pendant ceiling light, radiator and carpet flooring.

### **Bathroom**

Rear facing window, W.C, wash hand basin, bath with a shower over, and lino flooring.

## Outside

### **Outside Front**

To the front of the property is a spacious brick driveway with space for several cars.

### **Outside Rear**

To the rear of the property is a laid to lawn area with patio surrounding. There is also an outside tap, shed and an outbuilding to the rear.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**EPC Rating: B**

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Tenure: Freehold



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