



Connells

Wingfield Avenue
Berkeley Pendesham



Property Description

An extended family house built in the Bryant Bromley design. It is situated in the popular and established area of Warndon Villages, close to transport links, schools, local amenities and Worcester City Centre.

There is a hall, sitting room, study/playroom, further reception area, dining kitchen, cloakroom. There are three bedrooms, en-suite and family bathroom.

There are gardens to the front and rear, driveway, garage and benefits from gas fired central heating and uPVC double glazing.

Location

The Berkeleys are one of four villages that make up Warndon Villages, and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub, the Three Pears and a Travel Lodge. The Berkeleys is also home to St Nicholas Church and an Evangelical Church.

This property is located in Berkeley Pendesham, an area within the main Berkeley village. Schools catchment is fantastic with the local primary being Cranham Primary and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is less than a mile from the area giving easy access to the areas surrounding Worcestershire.

Accommodation Details

The property comprises of entrance porch, entrance hall, cloakroom, and sitting room, open plan dining kitchen, reception area, study / playroom, bedroom one with en-suite, two further bedrooms and family bathroom.

The property further benefits from having driveway with off road parking, single garage, front and rear gardens.

Ground Floor

Entrance Porch

Part glazed wooden front door into entrance hall.

Entrance Hall

Doors to sitting room, dining kitchen and cloakroom. Stairs to first floor, ceiling light, smoke detector, double panel radiator, understairs storage cupboard.

Cloakroom

WC, pedestal wash hand basin, tiled splashback, ceiling light, single panel radiator, wooden laminate flooring.

Sitting Room

12' 4" x 13' (3.76m x 3.96m)
Front facing uPVC double glazed bow window, side facing uPVC double glazed window, coving to ceiling, ceiling light, double panel radiator, glazed double doors to study/playroom.

Study/ Playroom

9' 10" x 7' 10" (3.00m x 2.39m)
Window into dining kitchen, door to reception area, single panel radiator, wooden laminate flooring.

Dining Kitchen

21' 11" x 10' 4" (6.99m x 3.15m)
Five rear facing uPVC double glazed windows, French doors to garden, three side facing obscure glazed windows, door to garage, two archway's to reception area, fitted kitchen with a range of eye level units, range of floor mounted and draw units with wooden work surfaces, breakfast bar with further cupboards under, space for range cooker, stainless steel one and half sink drainer unit, recess spotlights, two double panel radiators.

First Floor Landing

Front facing uPVC double glazed window, doors to all bedrooms and bathroom, access to loft space with loft ladder, airing cupboard housing combi boiler, ceiling light, smoke detector.

Bedroom One

10' 4" x 10' 4" max (3.15m x 3.15m max)
Front facing uPVC double glazed window, door to en-suite, ceiling light, single panel radiator, built-in double wardrobes.

En-Suite

Side facing uPVC double glazed window, part tiled walls, shower cubicle, pedestal wash hand basin, WC, chrome heated ladder style radiator, extractor fan, ceramic tiled flooring.

Bedroom Two

7' 8" plus door recess x 10' 2" (2.34m plus door recess x 3.10m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator, built-in wardrobe.

Bedroom Three

8' 7" x 6' 10" plus door recess (2.62m x 2.08m plus door recess)
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bathroom

Rear facing uPVC double glazed window, white suite, bath with shower tap attachment, pedestal wash hand basin, WC, extractor fan, ceiling light, single panel radiator.

Outside Front

To the front of the property there is a lawned foregarden with established shrubs, driveway leading to garage and gated access to the rear.

Garage

18' x 8' 6" (5.49m x 2.59m)
Up and over door, ceiling light, storage in roof space, stainless steel sink with cupboard under, space and plumbing for washing machine and tumble dryer.

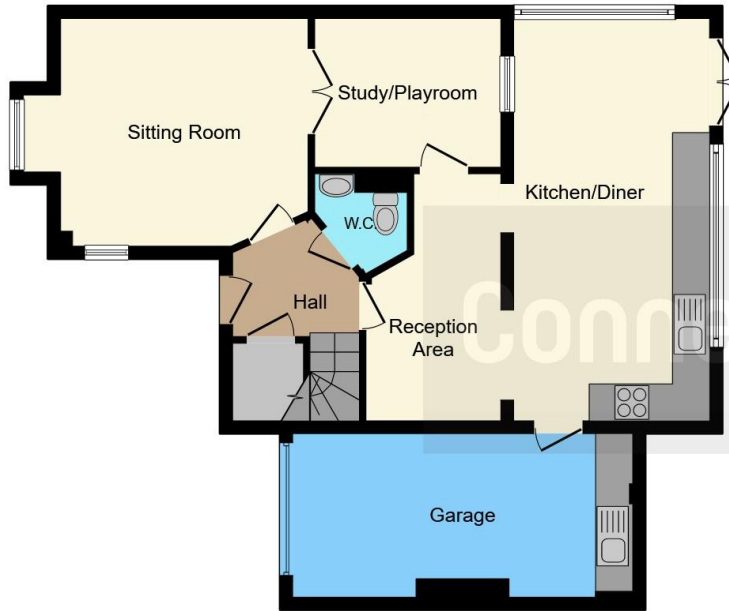
Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with patio area, further patio area with pergola, established shrubs, cold water tap.

Services

All mains are connected to the property.





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

To view this property please contact Connells on

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Directions to this property:

From Connells Warndon Villages Office proceed out of Ankerage Green turning right into Millwood Drive, at the 'T' Junction turn left into Plantation Drive and at the traffic island turn right into Woodgreen Drive, proceed along Woodgreen Drive turning right at the next traffic island into Hastings Drive, continue along Hastings Drive for some distance turning left into Dover Avenue and take the second turning right into Wingfield Avenue, where the property is on the right hand side.

EPC Rating: C

Tenure: Freehold



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