



**Connells**

Dunster Close  
Berkeley Beverborne





## Property Description

Connells are delighted to present this three bedroom link detached home situated in the sought-after location of Berkeley Beverborne, Warndon Villages. The property is situated close to motorway access, local amenities and offers versatile living accommodation, dining kitchen, downstairs WC, three bedrooms and shower room. This home is also offered with no onward chain!

## Location

The Berkeley's 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 Berkeley's is also home to St Nicholas Church and an Evangelical Church.

This property is located in Berkeley Beverborne, an area within the main Berkeley village. This area was also built by the prestigious Bryant homes. 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 just over a mile from the area giving easy access to the areas surrounding Worcestershire.

## Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, dining kitchen, conservatory, three bedrooms and shower room.

The property further benefits from having driveway, garage and enclosed rear garden.

## Ground Floor

### Entrance Hall

Doors to sitting room and cloakroom, ceiling light.

### Cloakroom

### Sitting Room

14' 8" x 10' plus recess ( 4.47m x 3.05m plus recess )

Front facing uPVC double glazed window, two ceiling lights, double panel radiator, wall light points, coving, stairs to first floor, electric fire inset into wooden mantle with marble surround and courtesy lighting.

### Kitchen

14' 10" x 9' 1" ( 4.52m x 2.77m )

Rear facing uPVC double glazed window, fitted kitchen with stainless steel one and a half bowl sink drainer unit, oven with microwave and stainless steel chimney cookerhood, electric hob, integral dishwasher, integral fridge, tiled splashback, tiled flooring.

### Conservatory

8' 4" x 8' 9" ( 2.54m x 2.67m )

French doors to garden, brick construction, uPVC double glazing.

### First Floor Landing

Doors to all bedrooms and bathroom, access to loft space, ceiling light, coving, smoke detector, airing cupboard housing hot water tank.

### Bedroom One

13' x 8' 4" ( 3.96m x 2.54m )

Front facing uPVC double glazed window, ceiling light, coving, fitted wardrobes, two wall light points.

### **Bedroom Two**

10' 8" x 8' 4" ( 3.25m x 2.54m )

Rear facing uPVC double glazed window, ceiling light, two wall light points, coving to ceiling, wooden flooring.

### **Bedroom Three**

6' 5" x 6' 7" plus door recess ( 1.96m x 2.01m plus door recess )

Ceiling light, coving, single panel radiator, dado rail, built in cupboard.

### **Shower Room**

Rear facing uPVC double glazed window, wash hand basin inset into vanity unit, shower cubicle, WC, chrome heated towel rail, recess spotlights, ceramic tiled flooring.

### **Outside Front**

To the front of the property there is a bloc paved driveway with access to garage, courtesy lighting.

### **Garage**

Up and over door, light and power.

### **Outside Rear**

To the rear of the property there is an enclosed rear garden with decked sunterrace leading to low maintenance garden, cold water tap, door to garage.

### **Services**

All mains are connected to the property.





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](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/WVL306596](http://connells.co.uk/Property/WVL306596)**

**Directions to this property:**

From the Connells Warndon Villages branch turn right onto Mill Wood Drive, at the junction take a left onto Plantation Drive and then the third exit off the roundabout onto Woodgreen Drive. Go straight over the next roundabout and then take the first right onto Chepstow Avenue. Follow the road round and turn right onto Dunster Close, the property will be on your right hand side.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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