



Connells

Epsom Close  
Fernhill Heath





## Property Description

Situated in the sought-after village of Fernhill Heath this home is close to local shops, schools and also has easy access to the motorway making it a convenient location both working professionals or growing families!

This spacious four bedroom detached home offers spacious living accommodation downstairs with two reception rooms and downstairs cloakroom. Upstairs offers four double bedrooms plus family bathroom! Ample outside space to the front with driveway providing off road parking for multiple vehicles plus single garage, with generous garden to the rear.

## Location

Fernhill Heath is a small village located in the county of Worcestershire, England. It is situated approximately 5 miles north of Worcester city centre and is home to a population of around 2,500 people. The village is surrounded by beautiful countryside and is a popular destination for walkers and cyclists. There are several footpaths and bridleways that lead through the surrounding fields and woods, providing stunning views of the Malvern Hills and the Worcestershire countryside.

The village has a range of amenities, including a primary school, a post office, a village hall, and a number of local shops and pubs. The village also has a cricket club, a football club, and a tennis club, providing plenty of opportunities for residents to get involved in local sports and activities. The village is well-connected to the surrounding area, with regular bus services to Worcester and other nearby towns and villages.

Fernhill Heath is a peaceful and friendly village that offers a high quality of life for its residents. With its beautiful countryside, range of amenities, and strong sense of community, it is a popular choice for families and retirees looking for a quiet and picturesque place to call home. Whether you are looking for a place to raise a family, retire, or simply enjoy the beauty of the Worcestershire countryside, Fernhill Heath is a great choice.

## Accommodation Details

The property comprises of entrance porch, entrance hall, cloakroom, sitting room, dining room, kitchen, utility room, four bedrooms, bathroom.

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

## Ground Floor

### Entrance Porch

Door into entrance hall, ceiling light, radiator.

### Entrance Hall

Ceiling light, radiator.

### Cloakroom

Front facing double glazed window, ceiling light, towel radiator, WC, wash hand basin, tiled walls, tiled flooring.

### Sitting Room

11' 10" x 13' 9" ( 3.61m x 4.19m )

French doors to rear, ceiling light, radiator, gas fire.

### Dining Room

9' 11" x 11' 10" ( 3.02m x 3.61m )

Front facing double glazed bay window, ceiling light, radiator, doors to sitting room.

### Kitchen

14' 6" x 7' 5" ( 4.42m x 2.26m )

Rear facing double glazed window, uPVC side door to rear, fitted kitchen with a range of eye level units and floor mounted units, five ring gas hob with cooker hood over, stainless steel single sink drainer unit, built in dishwasher, pantry, larder unit, built in double oven, built in microwave, boiler, built in fridge/ freezer, shake style unit.

### Utility Room

8' 4" x 8' 8" ( 2.54m x 2.64m )

Floor mounted units, stainless steel sink, tiled splashback, space and plumbing for washing machine, space for tumble dryer, ceiling light.

### First Floor Landing

Side facing double glazed window, doors to all bedrooms and bathroom, access to loft space via hatch, ceiling light, radiator.

### Bedroom One

14' 7" x 12' 9" ( 4.45m x 3.89m )

Front facing double glazed window, vaulted ceiling, ceiling light, radiator.

### Bedroom Two

9' 11" x 11' 10" ( 3.02m x 3.61m )

Front facing double glazed window, ceiling light, radiator.

### Bedroom Three

13' 4" x 7' 8" ( 4.06m x 2.34m )

Rear facing double glazed window, ceiling light, radiator.

### Bedroom Four

13' 2" x 7' 8" ( 4.01m x 2.34m )

Rear facing double glazed window, ceiling light, radiator.

### Bathroom

Side facing double glazed window, shower enclosure, vanity unit with wash hand basin and WC inset, towel rail, extractor fan,

### Bathroom

Side facing double glazed window, shower enclosure, vanity unit with wash hand basin and WC inset, towel rail, extractor fan, spotlights.

### Outside Front

To the front of the property there is a gravelled area and driveway with off road parking for multiple vehicles, gated side access both sides to the rear.

### Garage

8' 4" x 7' 9" ( 2.54m x 2.36m )

Up and over door, power lighting.

### Outside Rear

To the rear of the property there is an enclosed garden with patio area leading to laid to lawn area, gated access on both sides to the front, mature shrubs and trees.

### Services

All mains are connected to the property.







**Ground Floor**



**First Floor**

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To view this property please contact Connells on

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
 WORCESTER WR4 0DZ

**EPC Rating: C**

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Tenure: Freehold



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