



**5 Manitoba Close**

Worcester, WR2 4XP

**Andrew Grant**

# 5 Manitoba Close

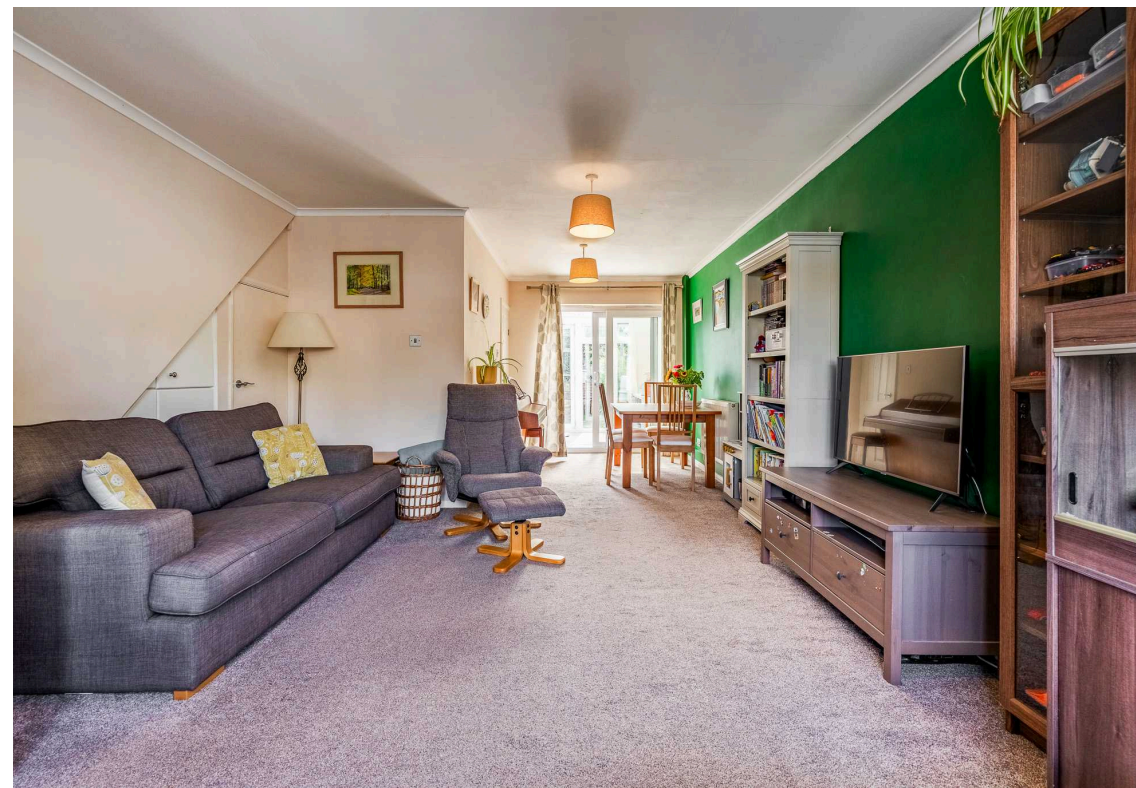
Worcester, WR2 4XP

**3 Bedrooms    1 Bathroom    2 Reception Rooms**

A beautifully presented family home with generous living space, a south east facing garden and a peaceful Lower Wick setting.

- This much loved semi-detached home provides thoughtfully maintained accommodation with three bedrooms, two reception rooms and valuable storage arranged across two floors.
- The generous living and dining room establishes the heart of the home, offering distinct areas for relaxing and shared meals alongside access to the sun room.
- Three bedrooms occupy the first floor, including a well proportioned primary bedroom, a second bedroom with a built in wardrobe and a versatile third bedroom. The fully boarded loft provides useful additional storage, with a pull down ladder and lighting.
- A south east facing rear garden combines lawn, established planting and paved seating areas, creating an inviting outside setting for relaxation and family life.
- A broad driveway provides off road parking for three cars, complemented by a single garage, an electric vehicle charging point and owned solar panels with battery storage.
- Tucked away within a peaceful Lower Wick cul de sac, the home is within walking distance and the catchment area of Ofsted Outstanding-rated Pitmaston Primary School, with Laughern Brook and Lower Wick Green nearby, while remaining conveniently placed for local amenities and transport connections around Worcester.

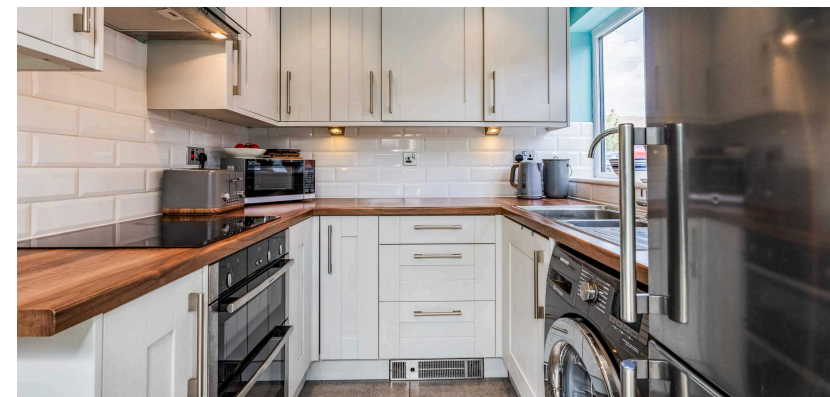
969 sq ft (90.1 sq m)

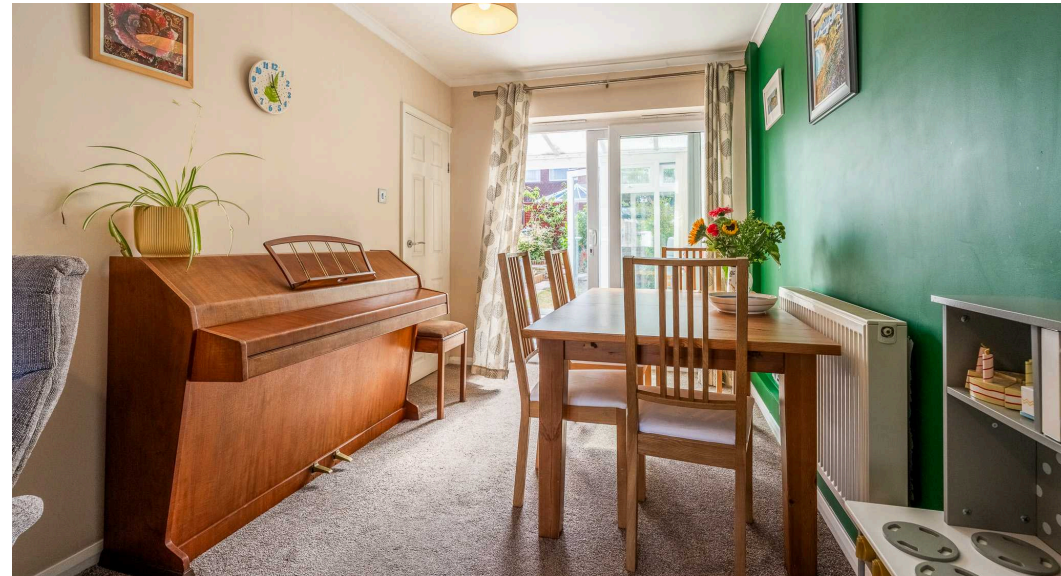




## The kitchen

Designed to support everyday cooking, the kitchen presents a modern and practical arrangement of cabinetry and work surfaces. A built in Neff double oven and induction hob provide the principal appliances, with a sink positioned beneath the window. Space and plumbing are available for a washing machine, while the open connection with the living and dining room keeps the kitchen closely linked to the main reception space.





## The living and dining room

Forming the principal reception space, this generously proportioned room accommodates areas for both relaxation and dining, with useful storage beneath the stairs. The dining end leads directly into the sun room, while the adjoining kitchen contributes to a sociable layout suited to everyday family life and entertaining.





## The sun room

Extending the ground floor accommodation, the sun room offers an additional setting for sitting, dining or family activities. Extensive glazing and a translucent roof define the space, with glazed double doors opening directly onto the rear garden. Its connection with the living and dining room allows it to function as a natural continuation of the main reception area while maintaining its own distinct character.



## The primary bedroom

Providing a comfortable private retreat, the primary bedroom has proportions suited to a double bed and additional bedroom furniture. A broad window lets in ample natural light and gives the room an open outlook. Its position alongside the second bedroom and close to the bathroom contributes to the straightforward arrangement of the first floor accommodation.



## The second bedroom

Well suited to use as a further family or guest bedroom, the second bedroom provides space for the essential bedroom furniture. A built in wardrobe introduces valuable storage without encroaching upon the main area of the room. The accommodation is completed by a broad window, making this a practical and adaptable part of the first floor.



## The third bedroom

Offering useful flexibility, the third bedroom is well suited to use as a single bedroom, nursery or home office. The room provides a practical setting for family life or working from home, complementing the two larger bedrooms and allowing the accommodation to adapt as requirements change.



## The bathroom

Serving all three bedrooms, the bathroom brings the principal facilities together within a practical first floor arrangement. A bath with a glazed shower screen and shower above is complemented by a wash basin and WC. Tiling surrounds the bathing area, while the room is conveniently reached from the landing.



## The garden

Creating an appealing extension of the living accommodation, the south east facing rear garden is arranged with a central lawn, paved seating areas and established planting. A pathway leads through the garden, while mature shrubs and planted borders introduce greenery and definition. The garden also features a variety of established fruiting plants, including blackberries, gooseberries, blackcurrants, rhubarb, a grapevine and a cherry tree. Direct access from the sun room supports outdoor dining and relaxation, with the varied arrangement offering interest across the space.





## The driveway and parking

Providing generous off road parking, the broad driveway accommodates up to three cars and leads towards the single garage. An electric vehicle charging point supports modern motoring needs, while the owned solar panels and battery storage further enhance the home's energy efficient specification. Established planting softens the frontage and the driveway provides a direct approach to the entrance.



## Location

Manitoba Close occupies a peaceful cul de sac setting within the sought after Lower Wick area of Worcester. The property is within walking distance and the catchment area of Ofsted Outstanding-rated Pitmaston Primary School, making the location particularly convenient for families. Green spaces are also close at hand, with Laughern Brook at the bottom of the road and Lower Wick Green nearby, providing opportunities for walking, recreation and dog walking. The wider area offers a good range of everyday amenities and transport connections, while Worcester provides extensive shopping, leisure and community facilities. The combination of a quiet residential setting, well-regarded schooling and nearby green spaces makes this a particularly appealing location for families and those seeking convenient access to the city.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast fibre broadband available.  
Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

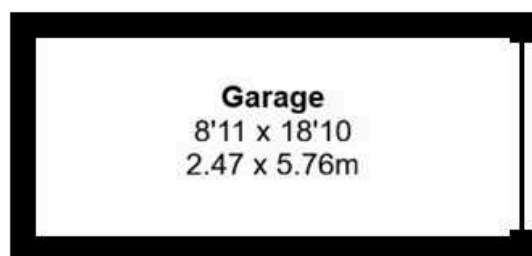
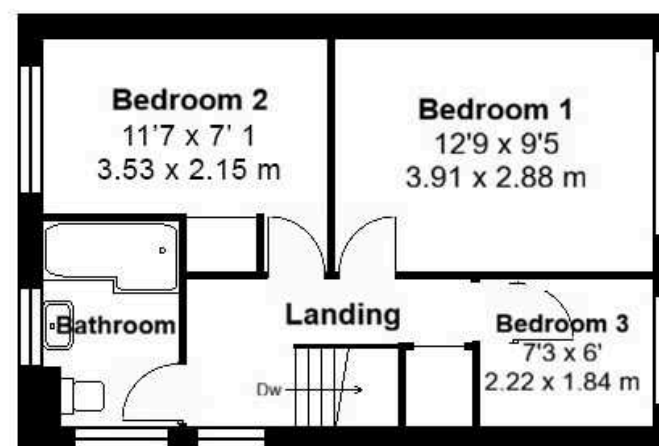
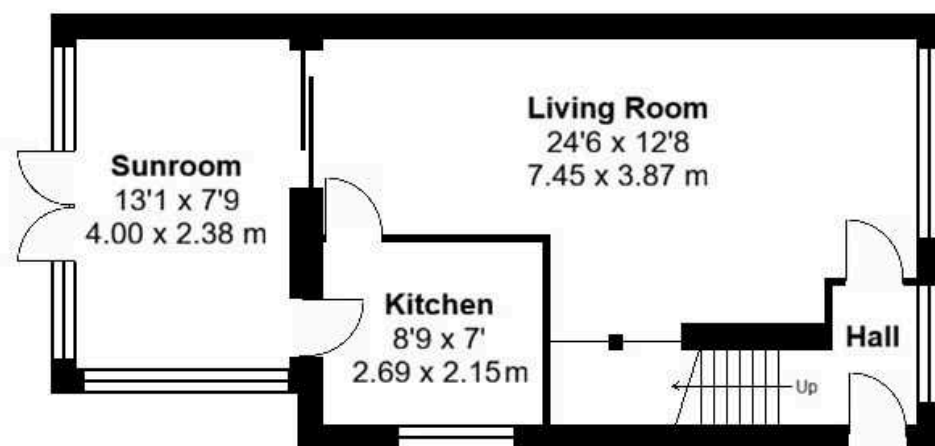
The Council Tax for this property is Band C.



# Manitoba Close, Worcester, WR2

Approximate total area = 90.1 sq m / 969 sq ft

Not to scale, for illustration only



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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