



Connells

Bamburgh Crescent
Worcester



Property Description

A well-presented home and offers spacious accommodation. It is situated in a Cul de sac location within the popular area of Warndon Villages having access to local amenities, schools, transport links and Worcester City Centre. It is perfect home for growing families. There are five bedrooms, en suite and family garden. The property also benefits from a driveway and garage for off road parking, established rear garden, central heating and uPVC double glazing throughout.

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, 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' catchments 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.

Property Description

A detached home with porch, hall, cloakroom, breakfast kitchen with utility area, sitting/dining room that opens to the conservatory. On the first floor are four bedrooms, en-suite and family bathroom. The second has a fifth

bedroom. The property has front and rear gardens, off road parking and part converted garage. The property benefits from uPVC double glazing and gas fired central heating.

Accommodation Details

Ground Floor

Porch with courtesy lighting and composite door to Hall.

Entrance Hall

Stairs to first floor, door to part converted garage, ceiling light, smoke detector, single panel radiator, ceramic tiled floor, archway to kitchen, cloakroom and door to sitting room.

Cloakroom

WC, wash hand basin, ceiling light and single panel radiator.

Kitchen

8' 2" x 16' 11" (2.49m x 5.16m)
Front facing uPVC double glazed window, side facing uPVC double glazed window, 1 1/5 bowl sink, space for range cooker and chimney stainless steel cookerhood, space for fridge, range of wall mounted and floor mounted units, ceiling light, ceramic tiled floor, breakfast bar.

Utility Area

part glazed uPVC double glazed door to side, one and a half bowl sink, space for washing machine and tumble dryer, freezer, space for dishwasher, double panel radiator, range of wall and floor mounted units, wall mounted combination boiler, ceiling light, ceramic tiled floors.

Open Plan Sitting/Dining Room

22' 6" x 11' (6.86m x 3.35m)

Adam style fireplace with marble surround, slate hearth and inset gas fire, coving to ceiling, two ceiling lights, single panel radiator, three double panel radiators, opening to conservatory.

Conservatory

9' 5" x 19' 4" (2.87m x 5.89m)

Glass roof, part brick and uPVC double glazed, French doors to garden.

First Floor

Landing

Ceiling light, smoke detector, doors to bedroom one and five, family bathroom, access to loft space, door to inner landing with doors to bedroom three and four, stairs to second floor and understairs cupboard.

Bedroom One

9' 4" x 10' 9" (2.84m x 3.28m)

Front facing uPVC double glazed window, built in wardrobe with sliding mirrored doors, ceiling light, double panel radiator, door to ensuite.

En-Suite

Side facing uPVC double glazed window, WC, wash hand basin, shower cubicle, extractor, ceiling light, single panel radiator, heated towel rail.

Bedroom Four

7' 10" x 8' 2" (2.39m x 2.49m)

Front facing uPVC double glazed window, ceiling light, single panel radiator.

Bedroom Three

7' 11" x 9' 11" (2.41m x 3.02m)

Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bedroom Five

8' 7" x 7' 3" (2.62m x 2.21m)

Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bathroom

Rear facing obscured uPVC double glazed window, storage cupboard with slated shelving, ceiling light, bath, WC, wash hand basin, ceiling light, extractor, part tiled walls, single panel radiator, heated towel rail.

Second Floor

Bedroom Two

22' 7" x 11' 6" (6.88m x 3.51m)

Three front facing skylight windows, two rear facing skylights, recess spotlights, one single panel radiator, two double panel radiators, under eaves storage, smoke detector.

Outside

Front Garden

To the front is a low maintenance garden with raised borders, established borders, astroturf, off road parking and gated access to rear.

Rear Garden

Low maintenance rear garden, astroturf, established borders, several sun terraces providing seating areas, feature pond.

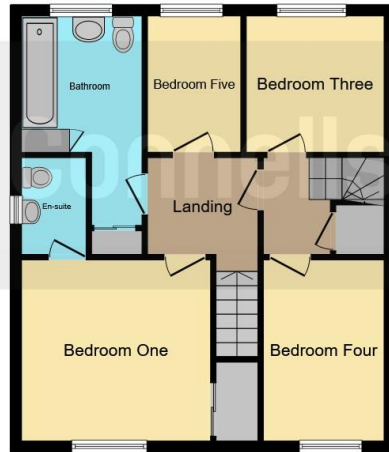
Services

All services are connected to the property.

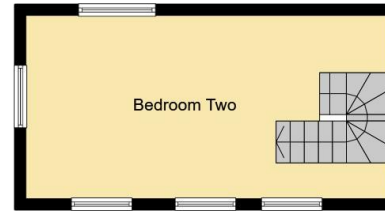




Ground Floor



First Floor



Second 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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directions to this property:

From our Warndon Villages Connells Branch take a right onto Millwood Dr, continue along until the end of the road and take a left onto Plantation Drive, followed by a right at the next two roundabouts onto Hastings Drive. Take the third left onto Goodrich Avenue then a right onto Bamburgh Crescent. Follow the road round and the property is situated on your left-hand side.

EPC Rating: C Council Tax Band: D

Tenure: Freehold



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Property Ref: WVL307267 - 0009