



## 4 St. Dunstons Crescent

Worcester, WR5 2AF

Andrew Grant

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5 Bedrooms 2 Bathrooms 3 Reception Rooms

Elegant Victorian home with versatile space, period detailing, a superb kitchen extension and long garden in a prime city setting.

- Substantial family home arranged over four levels, blending period character with modern comforts.
- Three reception rooms feature ornate fireplaces, cornicing and original tiling alongside an impressive kitchen extension.
- Expansive rear garden with mature trees, lawns, seating areas and allotment.
- Block-paved driveway provides off-road parking and the lower-ground cellars offer useful storage space.
- Sought-after St. Dunstons Crescent position within walking distance of Worcester city centre, schools and transport links.

This elegant Victorian home offers over 2,800 sq ft of versatile living across four floors. A striking tiled hallway leads to three reception rooms, including a spacious living room with wood-burning stove and a cosy sitting room with period fireplace. The well-equipped kitchen opens to a dining area and garden room, creating a superb day-to-day living space. Five bedrooms are arranged over the upper floors, accompanied by a family shower room and a generous principal suite with en suite bathroom. A long, mature garden, driveway parking and useful cellars complete this impressive city home.

2806 sq ft (260.7 sq m)





## The kitchen

At the heart of the house the kitchen is designed for practical family living and meal preparation. It features a range of fitted cabinets, granite worktops and an integrated oven and gas hob set beneath a tiled canopy with extractor. There is a deep under-mount sink beneath a sash window and plenty of storage space, while an archway connects to the dining area and garden room for effortless entertaining.



## The dining area

Ideal for everyday meals, the dining area sits between the kitchen and garden room. This space has terracotta floor tiles, pendant lighting and a window and glazed door opening to the side patio. Its open-plan layout adjoins the kitchen for sociable cooking and flows directly into the garden room for views of the garden.



## The garden room

Providing a relaxing spot to enjoy the garden, the garden room is a light-filled extension at the rear. Large picture windows on two sides frame views of the long garden and there are matching terracotta floor tiles with underfloor heating, linking it to the dining area. Wall lights and a gently sloping ceiling add a cosy feel, and the room is ideal for reading or relaxing while remaining connected to the kitchen and dining area.



## The living room

The principal living room is arranged for entertaining and relaxed family time. A handsome marble fireplace with a wood-burning stove and blue-tiled insert forms the focal point, flanked by built-in cabinetry and shelving. The room features a broad window to the front, polished wooden floorboards and deep corning, and connects back to the hall.



## The sitting room

A further reception room offers a cosy retreat ideal for television or quiet reading. This room centres around a period-style cast-iron fireplace with decorative surround and tiled hearth. It also has a large window to the rear, high ceilings with ornate cornicing and wall lights, creating a welcoming atmosphere.



## The hallway and cloakroom

On arrival, a wide hallway sets the tone with period detailing and leads to the principal rooms. A striking Victorian tiled floor runs the length of the hall and an elegant staircase with turned balustrade rises to the upper floors. Panelled doors open to the reception rooms, and there is a useful cloakroom with WC, wash basin and heated towel rail at the end of the hallway. Part of the hallway and the cloakroom also benefit from underfloor heating.





## The primary bedroom

The principal bedroom offers a restful double room on the first floor. It includes a built-in wardrobe and sash window, and provides direct access to its own en suite bathroom. Recessed ceiling lights complete the clean, uncluttered feel.



## The primary en suite

Serving the principal bedroom, the en suite bathroom is well appointed for daily use. It features a tiled panelled bath with overhead shower and curved glass screen, a pedestal washbasin and WC. The room also has a heated towel rail, built-in storage cupboard and a window for ventilation.



## The second bedroom

The second bedroom is a generous double room positioned at the front of the home. It has twin sash windows, built-in storage and ample floor space for freestanding furniture. High ceilings add to the sense of space and the room is conveniently close to the family shower room.



## The third bedroom

Bedroom three is a versatile double room, including a built-in cupboard, wall-mounted shelving and a sash window. Its generous proportions make it ideal as a bedroom or home office, with easy access to the first-floor landing.



## The fourth bedroom

Situated on the top floor, the fourth bedroom is a characterful room tucked beneath the eaves. A Velux roof window and a separate dormer window illuminate the room, while an original cast-iron fireplace and built-in wardrobe add charm.



## The fifth bedroom and loft room

The fifth bedroom and the adjoining loft room occupy the rear of the top floor, offering flexible accommodation. The bedroom benefits from a dormer window and extensive fitted shelving, while the separate loft room, with reduced headroom, is ideal for storage or hobbies. Accessed from the second-floor landing, these spaces could serve as guest bedrooms, playrooms or study areas.



## The shower room

Serving the first-floor bedrooms, the family shower room is fitted for convenience. It includes a quadrant shower enclosure with sliding glass doors, a wall-mounted basin and a WC. Glossy tiled walls and floor, along with underfloor heating, make for easy maintenance, and there is a mirrored cabinet for storage.



## The garden

The rear garden is a standout feature, extending to a generous length behind the house. A paved terrace by the house leads to a long lawn bordered by mature shrubs, fruit trees and hedging. The garden adjoins neighbouring allotments at the far boundary, giving a leafy outlook and scope for vegetable growing, and provides plenty of space for outdoor seating and play.







## The driveway and parking

To the front of the property, a block-paved driveway provides valuable off-road parking. The drive sits alongside a small frontage with low brick wall and hedging, and leads to the front steps and entrance porch. Beyond the gate the driveway extends down the side of the house, offering further access to the rear and space for bins or bicycles.

## Location

St. Dunstons Crescent is a sought-after residential road within walking distance of Worcester city centre, offering a wealth of independent shops, cafés and restaurants. The area is well served by a choice of primary and secondary schools and there are parks and open spaces nearby. Worcester has excellent transport links, including rail services to Birmingham and London, and easy access to the M5 motorway, making it well placed for commuting while still enjoying a friendly community atmosphere.

## Services

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

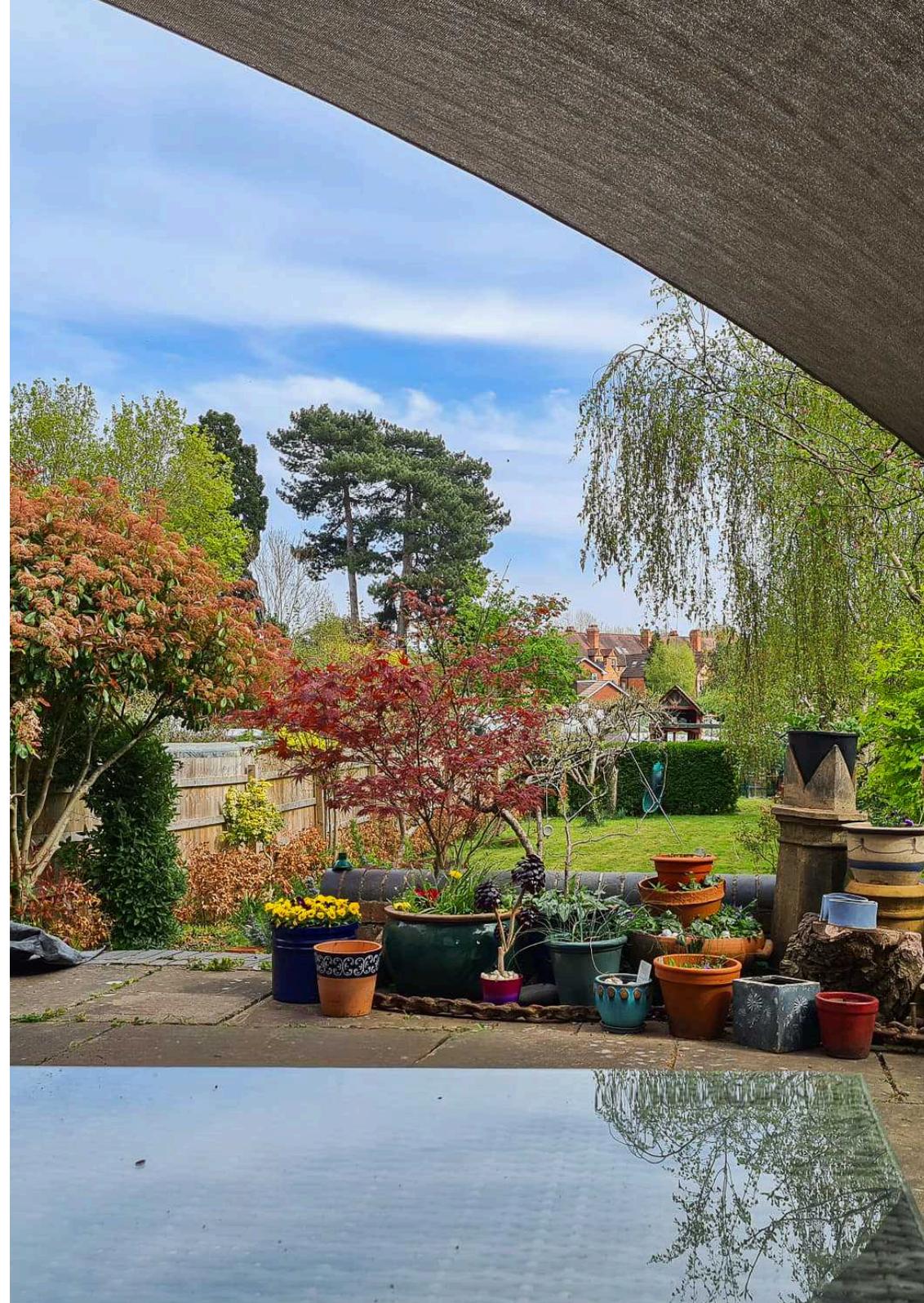
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, Vodafone and O2 (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 for river and surface water flooding.

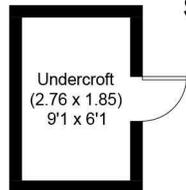
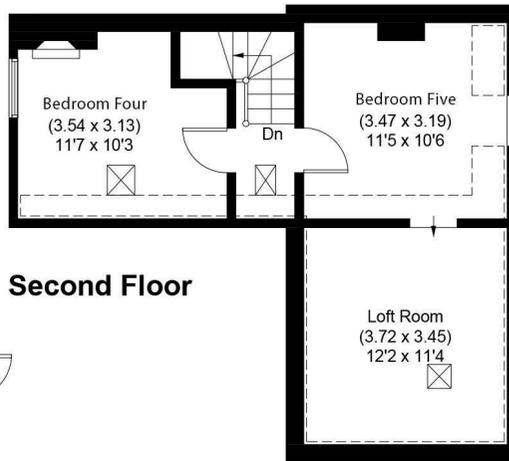
## Council Tax

The Council Tax for this property is Band E

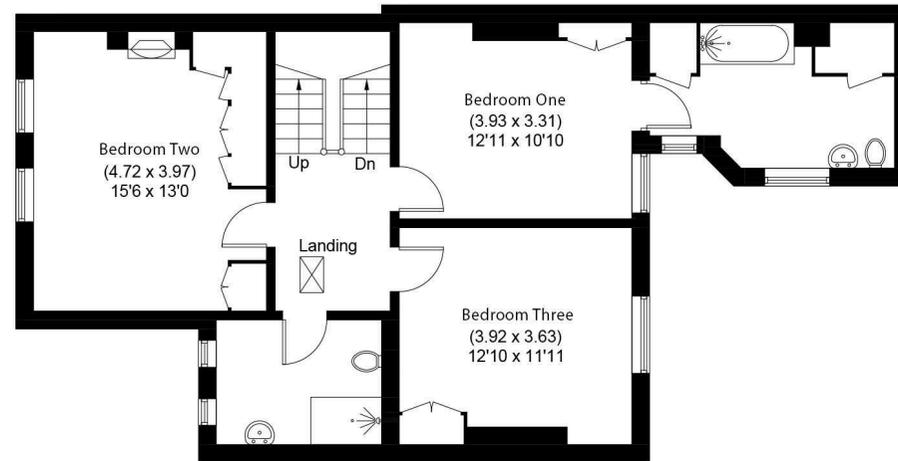


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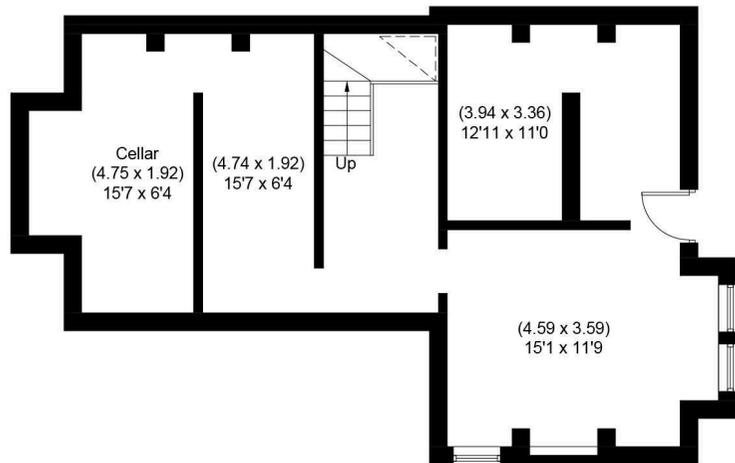
Approximate Gross Internal Area  
 Lower Ground Floor = 60.6 sq m / 652 sq ft  
 Ground Floor = 81.0 sq m / 872 sq ft  
 First Floor = 74.2 sq m / 799 sq ft  
 Second Floor = 39.8 sq m / 428 sq ft  
 Undercroft = 5.1 sq m / 55 sq ft  
 Total = 260.7 sq m / 2806 sq ft



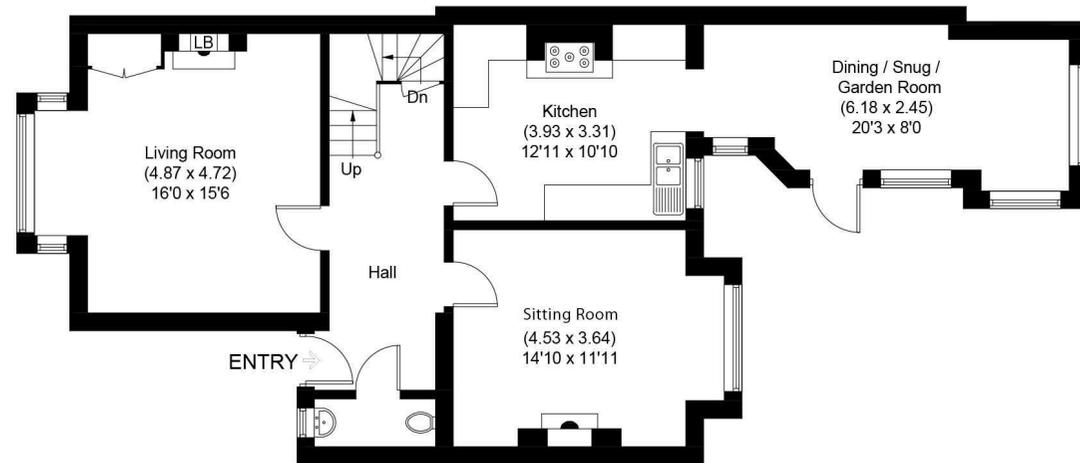
(Not Shown In Actual Location / Orientation) = Reduced headroom below 1.5m / 5'0



**First Floor**



**Lower Ground Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.



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