



Connells

Swinton Lane
Worcester



Property Description

A rare opportunity to acquire a spacious plot in one of Worcester's most sought-after residential locations.

This substantial five double-bedroom detached family home offers generous and highly versatile accommodation, including an impressive 20ft lounge flowing into a spacious 17ft conservatory, creating an excellent living and entertaining space. The ground floor also offers exciting potential to create a self-contained private annex, complete with its own accessible side entrance, while a further versatile room could be utilised as a home office, snug, gym or potentially an additional bedroom.

Set within the peaceful St John's area, local shops, restaurants and amenities are within walking distance, while a prestigious private golf course is situated directly across the road.

What makes this property particularly exciting is the vast opportunity it presents. Whether you are looking for a substantial and spacious family home to make your own, a property with scope to improve and add value, or simply somewhere with space to grow, this is one that deserves to be viewed.

Space, versatility, location and potential – this is a home that truly has it all.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor

Entrance Hall

The property is accessed via a part glazed door which leads into the entrance hall. The entrance hall has wooden laminate flooring, coving to the ceiling, utility cupboard and doors leading through to the dining room, shower room, study and the garage.

Shower Room

Double glazed door leading onto the rear garden, double glazed window to the rear aspect, low level WC, double shower cubicle with rain shower over, pedestal wash hand basin with tiled splashback behind, fully tiled walls and flooring and radiator.

Study

Double glazed window to the rear aspect, double glazed French doors leading out onto the garden, coving to the ceiling and radiator.

Dining Area

Double glazed three-quarter length window to the front aspect, wooden laminate flooring, stairs leading to the first floor, coving to the ceiling, French doors through to the kitchen and door to the lounge.

Kitchen

Double glazed window to the front aspect, double glazed door to the side aspect, a range of base and wall mounted units with work surface over, space for oven with extractor hood over, integrated dishwasher, one and a half bowl sink unit with mixer tap and tiled splashback behind, tiled flooring.

Living Area

Double glazed window to the rear aspect, double glazed patio doors leading through to the conservatory, wooden laminate flooring, feature fireplace with mantle over and electric fire inset, and two radiators.

Conservatory

Double glazed windows to the rear and side aspect and double-glazed French doors leading out onto the garden.

First Floor

Landing

Double glazed window to the side aspect, spotlights to the ceiling, coving to the ceiling, radiator and doors leading through to the bedrooms and bathroom.

Bedroom One

Double glazed window to the rear aspect, fitted wardrobe providing shelving and hanging space, radiator and step up with door leading through to the ensuite shower room.

Bedroom Five

Two double glazed windows to the front aspect, to roof windows to the front aspect, fitted wardrobe providing shelving and hanging space, spotlights to the ceiling and radiator.

Bathroom

Opaque double-glazed window to the rear aspect, low level WC, his and her wall mounted wash hand basin inset to vanity unit with tiled splashback behind, panelled bath, walk-in shower cubicle, fitted cupboard providing storage space, fitted cupboard housing the hot water tank, spotlights to the ceiling, tiled flooring and heated towel rail.

Garage

With up and over door, power and lighting.

Outside

Outside Rear

The rear garden can be accessed via the door from the conservatory and doors from the shower room and study. A block paved area extends across the rear of the property and around to one side of the property. To the other side of the property is an area laid to decking. There is then a lawn garden which incorporates mature trees and shrubs. The garden is enclosed by panelled fencing and there is gated access to the front.

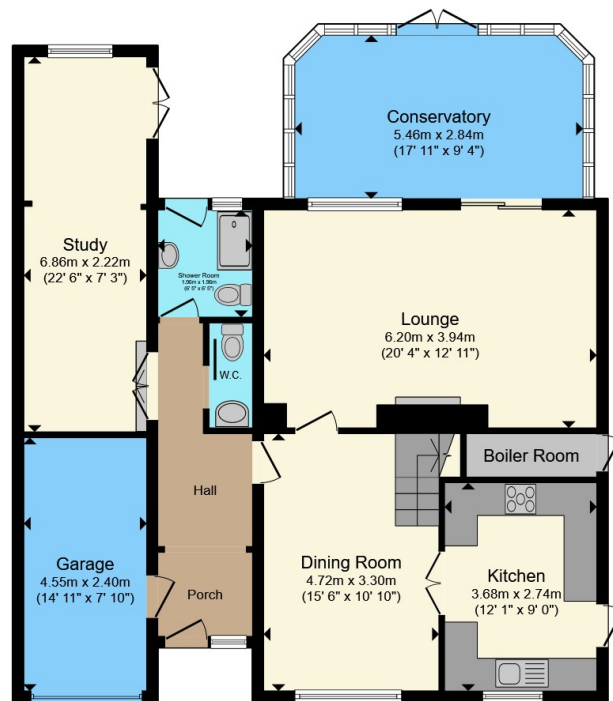
Outside Front

To the front of the property is a block paved driveway with ample parking for multiple cars.

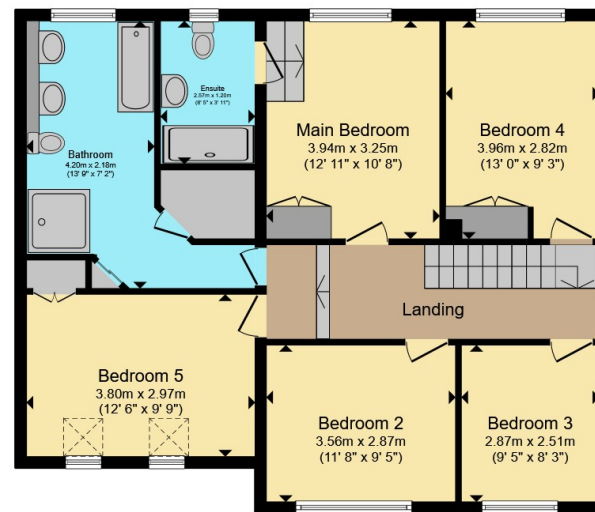








Ground Floor



First Floor

Total floor area 186.7 m² (2,010 sq.ft.) approx

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.propertybox.io

Connells

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3 Foregate Street
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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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