



Allan Morris
estate agents

**Cooke Close, Whittington,
Worcester.**

42 Cooke Close, Whittington, Worcester. WR5 2RB

- Detached family home
- 5 Bedrooms
- Open-plan Kitchen/Dining/Family Room
- Gardens to front and rear
- Generous driveway and double Garage
- Popular school catchment
- Easy access to transport links

A modern, spacious and beautifully presented five bedroom detached family, home benefitting from a much larger than average plot, with wonderful gardens to front and rear, as well as generous driveway and detached double garage.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Dining Room, Lounge, wonderful open plan Kitchen/Dining/Family Room, Utility Room with useful cupboard off. On the first floor: Master Bedroom with En-Suite Shower Room, four further Bedrooms and Family Bathroom.

Outside: To the front is a glorious, well stocked, garden. To the rear, fully enclosed garden made up of patio, lawn, wonderful further covered seating area, as well as raised beds for vegetables. To the side, a generous driveway providing parking for several vehicles, as well as access into detached double Garage.

LOCATION: The property is located to the eastern edge of Worcester City, ideally placed for commuters, with both Junction 7 of the M5 and Worcestershire Parkway Railway Station within easy reach. The area benefits from a popular school catchment and is also ideally placed for glorious walks around Worcester Woods, as well as providing easy access back to Worcester city centre itself.





Directions:

From Worcester City centre proceed out along London Road and upon reaching the roundabout continue over onto Whittington Road. Continue along before taking a left hand turn into Walkers Lane. Follow the road, which becomes Cooke Close, where number 42 is the first house on the left, as indicated by our For Sale board.

WAM 8054

Useful Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

PRICE: £ 575,000



Total area: approx. 175.3 sq. metres (1886.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan & Measurements:

Lounge - 5.69m x 3.35m (18'8" x 11'0")

Dining Room - 3.56m x 2.84m (11'8" x 9'4")

Kitchen/Dining/Family Room - 8.56m x 3.05m (28'1" x 10'0")

Utility Room - 2.11m x 1.6m (6'11" x 5'3")

Bedroom 1 - 4.88m x 2.95m (16'0" (max) x 9'8")

En-Suite - 2.06m x 1.65m (6'9" x 5'5")

Bedroom 2 - 3.53m x 3.38m (11'7" (max) x 11'1")

Bedroom 3 - 3.48m x 3.05m (11'5" (max) x 10'0")

Bedroom 4 - 3.05m x 2.79m (10'0" x 9'2")

Bedroom 5 - 2.79m x 2.29m (9'2" x 7'6")

Bathroom - 2.41m x 1.96m (7'11" x 6'5" (max))

Double Garage - 5.49m x 5.36m (18'0" x 17'7")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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