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## Meadow Road, Worcester, WR3 7PP

Price Guide £350,000

- Contemporary Detached Bungalow
- Two Double Bedrooms
- Double Glazing Throughout
- 'Karndean' Flooring
- Rear Garden & Driveway
- Impressive Open Plan Lounge, Kitchen & Dining
- Two Ensuites
- Heat Source Pump
- Underfloor Heating
- Sought After WR3 Location

# 39 Meadow Road, Worcester WR3 7PP

A rare unique opportunity to acquire this immaculately presented modern two bedroom detached bungalow built approximately five years ago, situated in the popular location of Claines within the WR3 postcode. Finished to an excellent standard throughout to include underfloor heating and 'Karndean' flooring.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS LOVELY HOME.



Council Tax Band: D





## LOCATION & DESCRIPTION

Nestled on the charming Meadow Road in Worcester, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The location is ideal for those seeking a peaceful residential area while still being within easy reach of the vibrant city centre. A prime location on the edge of Worcester City Centre, with easy access of the city and the nearest train station, Foregate Street Station. There are many local amenities including shops, doctors surgery and supermarkets nearby as well as everything the city centre has to offer; bars, restaurants, entertainment and much more. The road network is easily accessible with good access to the M5 Motorway via Junction 6/7.

There are a number of primary and secondary schools nearby including RGS The Grange and The River School, Kings School Worcester and a number of good comprehensive schools.

As you step inside, you will find a welcoming atmosphere that makes you feel right at home. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment.

Worcester is known for its rich history and beautiful architecture, and living on Meadow Road places you in close proximity to local amenities, including shops, schools,

This property presents an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely property your own.

## RECEPTION HALL

18'11 x 3'4

Ceiling light, feature arched front facing double glazed window, loft access, storage/utilities cupboard, an additional cupboard with hanging space and storage, 'Karndean' flooring and doors to:-

## OPEN PLAN LOUNGE/KITCHEN/DINING

An impressive feature of this property is the light and airy open plan space which combines kitchen, dining and lounge areas, making this a very sociable space ideal for entertaining, rear facing double glazed bi-fold doors allow plenty of natural light and open directly onto the garden, side facing double glazed window, double glazed 'Velux' window and a side facing part double glazed door gives access to the rear of the property. There is a contemporary kitchen comprising of a good range of wall, base and drawer units, roll top work surface over, complimentary tiling to the walls, a four ring induction hob with

extractor fan over, separate built in oven/microwave, one and a half bowl ceramic sink with matching drainer, mixer tap and built in appliances to include, fridge, freezer, dishwasher and a washing machine/dryer.

## BEDROOM ONE

13'9 x 10'2

A good size, light and airy principal bedroom with ceiling light, recessed ceiling spotlights, side facing double glazed window, front facing double glazed bay window and door to:-

## ENSUITE SHOWER ROOM

7'10 x 3'10

Recessed ceiling spotlight, side facing double glazed opaque window and a chrome heated towel rail. There is a four piece suite consisting of a double walk in shower cubicle with shower head over, wash hand basin with cupboards under, bidet and a low level W.C.

## BEDROOM TWO

11'4 x 9'0

Another double bedroom with ceiling light, side facing double glazed window, a range of built in fitted wardrobes and shelving offers good storage and door to:-

## ENSUITE

4'9 x 4'5

Ceiling light, front and side facing double glazed windows. There is a two piece suite consisting of wash hand basin with cupboards under and a low level W.C.

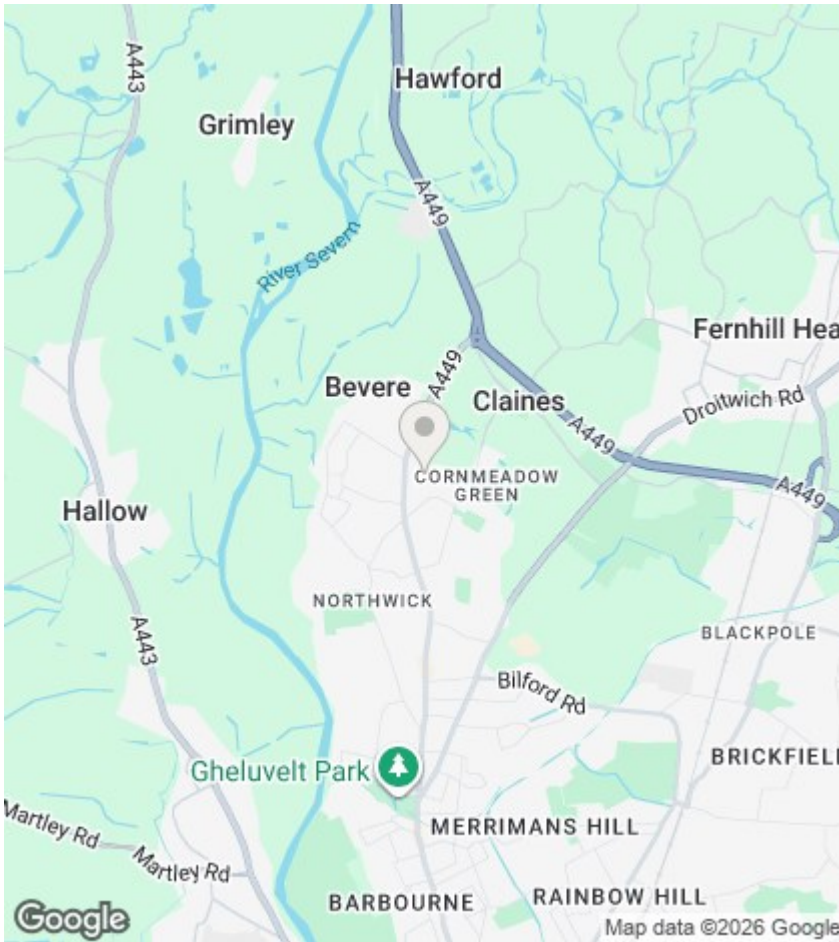
## OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking and also leads to the front door. There are two side wooden gates which provide a pedestrian access to the rear.

To the rear of the property is an attractive, low maintenance garden consisting of a block paved seating area, lawn and a decked area ideal for barbecues. There is a wooden shed in situ with a glass door and front facing glass window.

## SERVICES

Mains electricity and water are connected to the property. The property benefits from a heat source pump providing heating and hot water and underfloor heating throughout.



## Viewings

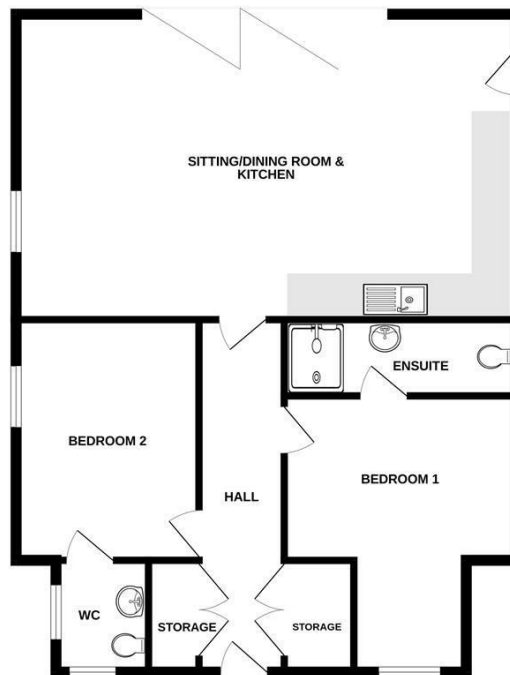
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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