



Allan Morris
estate agents

Cove Gardens, Northwick,
Worcester.

5 Cove Gardens, Northwick, Worcester. WR3 7DJ

Features:

- * Modern 4/5 Bedroom detached family home
- * Stunning quiet location & wonderful riverside views
- * Landing stage with Mooring Rights (approx. 30 feet)
- * Highly sought after location
- * Popular school catchment
- * Stunning private gardens

A wonderful and rare opportunity to acquire a most spacious modern detached family home, benefiting from stunning private gardens and 30ft river mooring, situated in the highly sought after Northwick area of Worcester, offering a perfect mix of quiet living, stunning river views, as well as being within easy reach of a range of amenities and Worcester city centre itself.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, spacious Kitchen/Dining Room with Pantry off, Family Room/Reception Room and door giving access into Garage with Utility Area to the rear and access point for electric car charging. On the first floor: Bedroom 1 with En-Suite Shower Room, Bedroom 2 with En-Suite Shower Room and double opening doors giving access out to balcony, Bedroom 3 with double opening doors giving access out to balcony, Bedroom 4, Bedroom 5/Study and Family Bathroom.

Outside: To the front is private driveway and access into single Garage. The outside of the property is of particular note, with balcony seating area stretching the full majority width of the back of the house, enjoying stunning views over the River Severn and the adjacent countryside. To the side of the property is family garden with artificial lawn, enclosed by fencing and hedging. To the rear of the property is wonderful entertaining space, with part covered patio area, artificial lawn area with shrub border and Summer House. There is gated access to further garden area, with patio seating area and pathway leading down to decked area (approximately 30ft in length), with the benefit of Mooring Rights.

AGENT'S NOTE:

Formerly there was Planning Permission granted for a bridge between 2 garden areas.

LOCATION:

The property is located in the popular Northwick area, providing easy access to Gheluvelt Park, the race course, city centre and the M5 motorway. The property is within a short walk of the Northwick Manor Primary School (Ofsted Rating Outstanding) and is also within easy reach of wonderful riverside walks.





Directions:

From Worcester City centre proceed out along the Tything turning left at The Gate House onto the A449 Ombersley Road. Continue along and turn left into Park Avenue and right into Redcliffe Street. Continue to the end of Redcliffe Street into Chasewater Crescent, bear left and then turn left into Cove Gardens, where number 5 can be located in the right hand corner at the end of the road.

WAM 7978



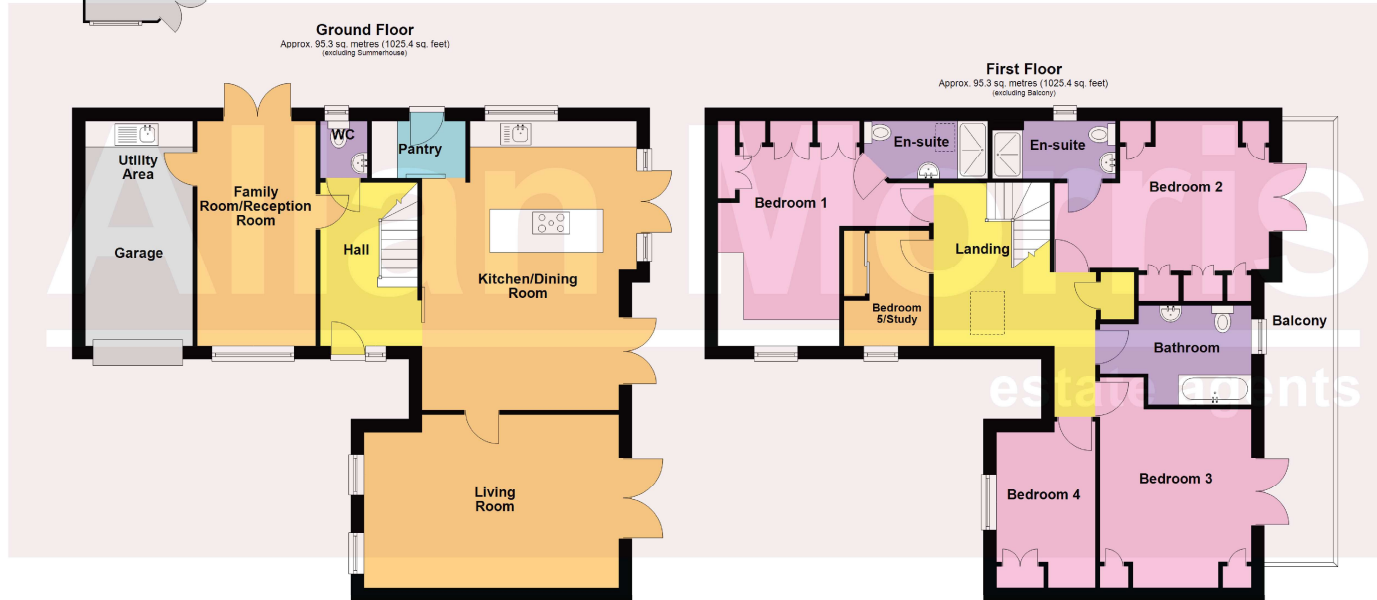
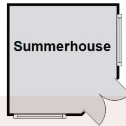
Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

PRICE: £ 850,000



Total area: approx. 190.5 sq. metres (2050.8 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:

Living Room: - 5.87m x 3.99m (19'3" x 13'1" maximum)

Kitchen/Dining Room: - 6.68m x 4.95m (21'11" x 16'3")

Family Room/Reception Room: - 5.18m x 2.74m (17'0" x 9'0")

Bedroom 1: - 5.18m x 4.88m (17'0" x 16'0")

Bedroom 2: - 4.95m x 4.17m (16'3" x 13'8")

Bedroom 3: - 4.42m x 3.48m (14'6" x 11'5")

Bedroom 4: - 3.84m x 2.29m (12'7" x 7'6")

Bedroom 5/Study: - 2.67m x 1.96m (8'9" x 6'5")

Bathroom: - 2.39m x 2.29m (7'10" x 7'6")

Garage: - 5.18m x 2.49m (17'0" x 8'2")

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.

Address:
32 Sidbury, Worcester, WR1 2HZ