



**6 Croome Road**

Worcester, WR2 4PL

**Andrew Grant**



# 6 Croome Road

Worcester, WR2 4PL

**4 Bedrooms    3 Bathrooms    2 Reception Rooms**

A substantial detached four bedroom family home in the desirable Hanbury Park area of Worcester with generous gardens, driveway parking and a versatile home office.

- Spacious four bedroom detached family home in a highly regarded residential area.
- Versatile layout with generous living space and a detached home office.
- Private rear garden with patio, lawn and useful shed.
- Generous driveway providing parking for several vehicles.
- Sought-after location close to schools, amenities and transport links.

This impressive four bedroom detached family home is located in the sought-after Hanbury Park area of Worcester. The ground floor comprises a welcoming entrance hall, cloakroom, spacious lounge/diner, a well-equipped kitchen, utility room and study. The first floor features a master bedroom with an en suite bathroom, a second bedroom with an en suite shower room, two further bedrooms and a family bathroom. Externally, the property benefits from a generous driveway to the front providing parking for several vehicles and a half garage. To the rear, a fantastic private garden offers a patio area, large lawn, useful shed and a detached home office with its own WC, perfect for home working or a hobby space. This property combines practical features with a prime location close to excellent schools, amenities and transport links, making it a superb choice for families seeking a long-term home in Worcester.

**2240 sq ft (208.2 sq m)**





## The entrance hall

The property is entered via a welcoming hallway offering access to the main reception rooms and staircase to the first floor. The layout promotes an easy flow between rooms while providing defined spaces for family living. A downstairs cloakroom is conveniently located off the hallway, fitted with a WC and wash basin, ensuring practicality for residents and visitors alike. This arrangement enhances daily convenience and supports the home's suitability for hosting guests.







## The kitchen

The kitchen is generously sized and designed to meet the demands of a busy household. It features ample work surfaces and cabinetry to provide excellent storage and preparation space. Positioned to allow easy access to the dining and living areas, it forms the hub of the home where meals and family time can be enjoyed.





Adjacent to the kitchen, the utility room provides additional space for appliances and laundry facilities. The inclusion of a separate boiler room within the utility ensures that heating and hot water systems are efficiently housed and easily accessible for maintenance. From the utility, there is access to the garden.







## The dining area

The dining area forms part of the spacious lounge/diner and provides a well-proportioned space for family meals or entertaining. Its position within the open plan layout allows for easy connection with both the living area and the kitchen, making it suitable for relaxed everyday dining as well as more formal occasions.







## The living area

The living area offers generous proportions, making it ideal for both relaxation and socialising. Positioned within the lounge/diner, it benefits from a layout that accommodates a range of seating arrangements while still feeling connected to the dining area. A feature fireplace acts as a focal point between the two spaces. It is a comfortable and inviting space for family gatherings or quiet evenings.







## The study

The study provides a dedicated space for work, reading or hobbies away from the main living areas. Its location off the hallway ensures privacy while remaining easily accessible. This room is versatile enough to serve as a home office, study area or a quiet retreat, depending on the needs of the household.





## The primary bedroom

The primary bedroom is a spacious double room situated at the rear of the property, with pleasant views over the garden and two Velux windows bringing in plenty of natural light. It benefits from its own en suite bathroom, offering privacy and convenience. The room comfortably accommodates a range of furniture and features a bank of built-in wardrobes.







## The primary en suite

The en suite to the master bedroom is fitted with a bath, separate shower cubicle, WC and wash basin. The layout provides flexibility for both quick morning routines and more leisurely use, supporting the comfort and practicality of the primary bedroom.







## The second bedroom and en suite

The second bedroom is a generous double with direct access to its own en suite shower room. Positioned to create a sense of privacy, it offers an ideal arrangement for guests or family members seeking a self-contained space, with built-in storage for added convenience. The en suite shower room is equipped with a shower enclosure, WC and wash basin. Its convenient design allows for efficient use of space while supporting the comfort of the adjoining bedroom.







## The third bedroom and fourth bedrooms

The third bedroom is a comfortable double room situated to the rear of the property. It is well-suited for use as a guest bedroom, children's room or additional study space, depending on the requirements of the household. The fourth bedroom is positioned to offer flexibility for a range of uses, situated adjacent to the third bedroom with views over the front of the property.







## The family bathroom

The family bathroom is fitted with a bath with rainfall shower over, WC and wash basin. Its location serves the third and fourth bedrooms as well as providing additional facilities for guests.







## The office

Located within the garden, the detached home office offers a quiet and productive environment away from the main house. It is equipped with its own WC and sink with storage beneath, enhancing its practicality for long periods of use. This building could also be adapted for hobbies or other purposes as required.







## The garden

The rear garden is private and generously sized, providing an excellent outdoor space for both relaxation and recreation. An initial patio area is ideal for outdoor dining, leading to a large lawn bordered by mature planting. A useful shed offers storage for gardening tools and equipment.





## The driveway and parking

To the front of the property, a generous driveway provides parking for several vehicles. Its size and layout ensure easy manoeuvrability and convenient access to the garage and main entrance. The garage provides useful storage space, enhancing the home's flexibility for practical needs.





## Location

6 Croome Road is located in the highly desirable Hanbury Park area of Worcester, a well-established residential district known for its attractive homes, green spaces and excellent access to local amenities.

Worcester city centre is within easy reach, providing a wide range of shops, restaurants, cafés and leisure facilities. The city's historic attractions, including Worcester Cathedral and the riverside walks along the River Severn, add cultural interest and charm. For everyday essentials, local supermarkets, independent retailers and service providers are all close by.

Families are particularly well-served by the area's selection of highly regarded schools, both primary and secondary. This includes reputable state and independent options, making the location attractive for those prioritising education.

For commuters, the property offers excellent transport links. Worcester Foregate Street and Worcester Shrub Hill railway stations provide direct services to Birmingham, London and other regional destinations. The nearby A44, A38 and M5 motorway ensure easy access to surrounding towns, cities and the wider motorway network.

## Services

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

## Council Tax

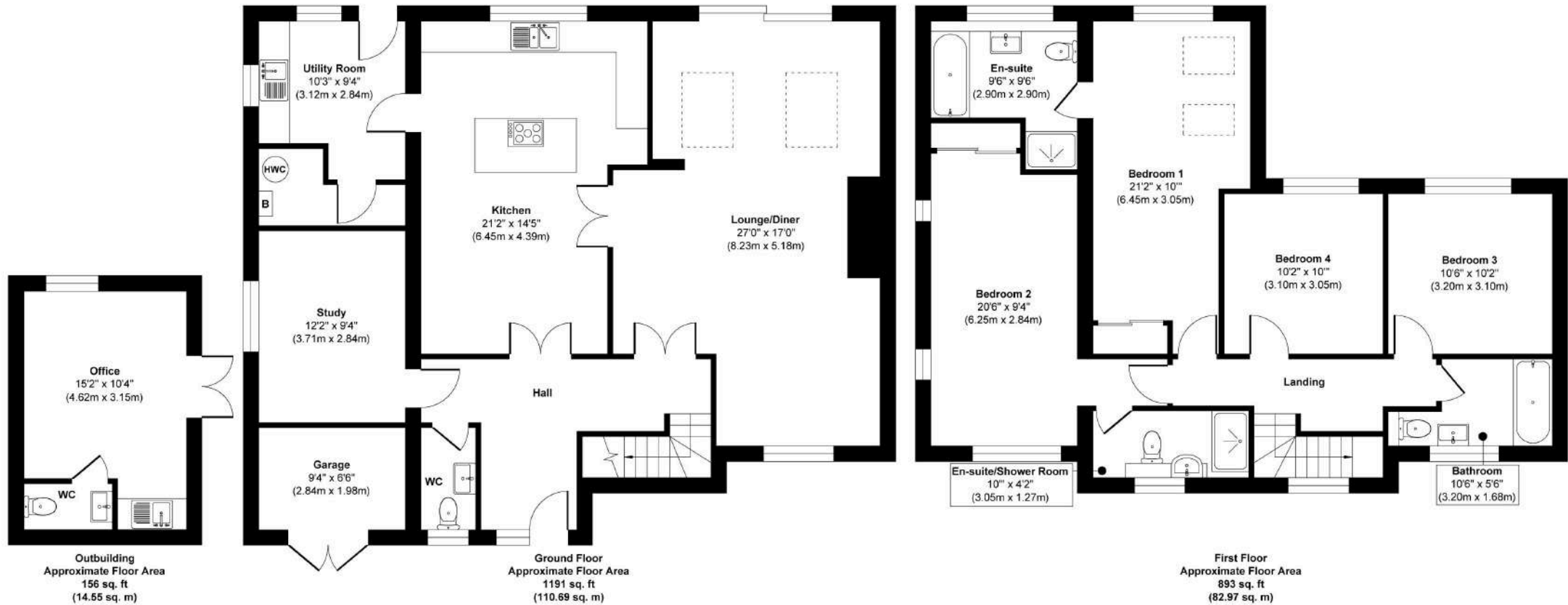
The Council Tax for this property is Band F





# 6 Croome Road, Worcester WR2 4PL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Floor Area 2240 sq. ft / 208.21 sq. m (Including Outbuilding)**

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

Produced by Elements Property





Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)