



45 St. Marks Close

Worcester, WR5 3DJ

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A detached two bedroom bungalow with open plan accommodation, a conservatory, rear garden, garage and off road parking

- A detached bungalow bringing two bedrooms together with an open plan kitchen, dining and living arrangement, a shower room and practical single storey accommodation
- The kitchen and dining area create a sociable setting at the heart of the home, combining defined cooking and dining spaces within an open arrangement
- Extending the principal accommodation, the conservatory provides a generous living area with extensive glazing, rooflights and direct access to the rear garden
- The enclosed rear garden combines paved seating areas with a central lawn, established planting and space for outdoor relaxation and recreation
- A driveway provides off road parking beside the bungalow, complemented by a separate garage offering further provision for a vehicle or storage
- Situated in Worcester, the property is well placed for the broad range of everyday amenities, transport connections and recreational opportunities available across the city

822 sq ft (76.4 sq m)





The kitchen

Forming the principal preparation area within the open plan accommodation, the kitchen is arranged around a practical range of cabinetry and work surfaces. A sink is positioned beneath the front window, accompanied by a fitted hob, extractor, oven and dishwasher. A breakfast bar creates an informal divide while retaining an open connection with the adjoining dining area.





The dining area

Bringing everyday dining into the central living space, this area offers ample room for a table and chairs beside the kitchen. The breakfast bar provides an additional place for informal seating, while a wide opening leads into the living area, supporting easy movement between cooking, dining and relaxation.





The living area

Extending towards the rear garden, the living area occupies the conservatory and provides a generous setting for relaxation. Extensive glazing and rooflights create a strong connection with the outdoor surroundings, while patio doors open directly onto the adjoining terrace. Its proportions allow for flexible seating arrangements and complement the open plan accommodation within the bungalow.





The primary bedroom

Offering comfortable double proportions, the primary bedroom provides a practical retreat within the single storey layout. Fitted wardrobes extend across one wall, supplying useful storage while preserving the main floor area. A rear facing window overlooks the gardens.





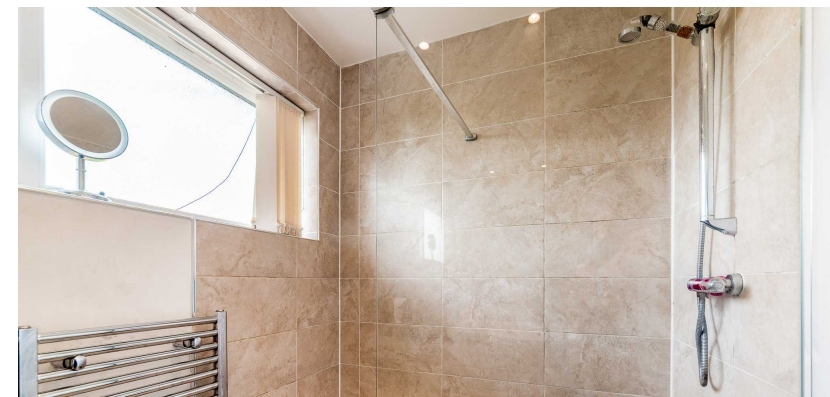
The second bedroom

Providing versatile additional accommodation, the second bedroom is suited to use as a guest or family bedroom, or home office. A front facing window brings in ample light, while the regular proportions allow the available floor space to be arranged according to individual requirements.



The shower room

Serving both bedrooms, the shower room brings the principal bathroom facilities together in a practical arrangement. A generous walk-in shower is accompanied by a wash basin with storage beneath and a WC, with tiled wall surfaces surrounding the main fittings. An obscured front window provides ventilation, while the room is conveniently reached from the central entrance hall.





The garden

Creating a varied outdoor setting behind the bungalow, the enclosed garden combines a central lawn with paved areas suited to seating and dining. Established shrubs, trees and boundary planting contribute greenery throughout the plot, while patio doors provide a direct connection with the living area. A gated side path offers an additional route between the front and rear of the property.





The driveway and parking

Providing off road parking, the driveway extends beside the bungalow and is approached directly from St. Marks Close. A separate garage offers further practical provision for a vehicle or general storage, while the frontage incorporates established shrubs and paved access to the entrance.

Location

Worcester offers a well established setting with a broad selection of shopping, leisure and recreational facilities available across the city. Everyday amenities, educational provision and healthcare services support practical day to day living, while road and public transport connections provide access to surrounding areas. The city combines an historic centre with residential neighbourhoods and green spaces, creating a varied environment for a wide range of buyers. St. Marks Close places the bungalow within an established residential setting while retaining access to the wider facilities and opportunities available throughout Worcester.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, Vodafone, O2 and EE (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C.



St. Marks Close

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 88.3 sq m / 950 sq ft

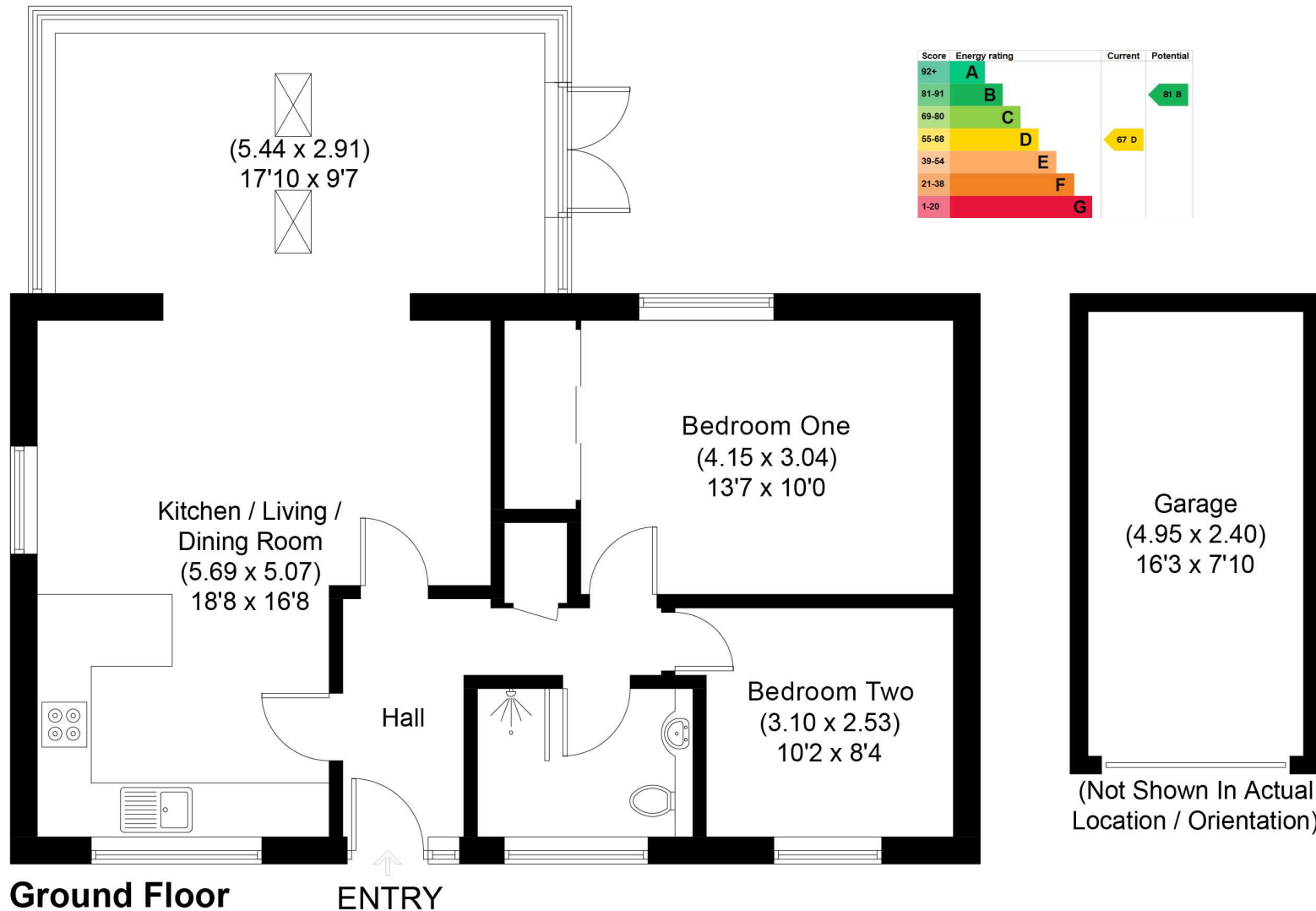


Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com