



**43 St. Dunstons Crescent**

Worcester, WR5 2AF

**Andrew Grant**



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4 Bedrooms    2 Bathrooms    3 Reception Rooms

Victorian elegance meets modern family living in this extended four bedroom home with a spectacular kitchen, spacious garden and parking.

- A handsome Victorian home that has been extended to provide four generous bedrooms and a study.
- At its heart is a spectacular open plan kitchen and dining space with a granite topped island, roof lantern and glazed doors.
- Outside, a long south facing garden includes a pergola covered terrace, a sweeping lawn and colourful planting.
- A gated gravel area at the end of the garden provides parking for cars with provision for an EV charger.
- Set on St Dunstan's Crescent, it is within easy reach of city amenities, schools and transport links.

This beautifully extended Victorian home combines period character with modern family living. A traditional bay-fronted façade opens into a hall leading to a formal living room and a separate study. The rear of the house has been transformed into an impressive open plan kitchen, dining and snug area with a central island, roof lantern and glazed doors to the garden. Practical needs are met by a utility and shower room. Upstairs are four well-proportioned bedrooms and a stylish bathroom with a roll top bath. A long south facing garden and a gated parking area at the rear complete this remarkable city home.

2033 sq ft (188.9 sq m)







## The kitchen and dining room

Family life revolves around the impressive kitchen and dining area. Shaker style cabinets run along one wall incorporating integrated ovens, open shelving and a coffee station, while a granite topped island with breakfast bar sits beneath statement pendant lights and a large skylight. There is plenty of room for dining and relaxing, with open access to the snug and utility.











## The snug

Opening from the kitchen, the snug offers a relaxed place to unwind. Full height glass doors give direct access to the patio, complemented by warm wood floors and inset lighting. The space flows back into the kitchen and dining space for cohesive open plan living, and the long lawn and pergola beyond can be enjoyed through the expansive glazing.





## The living room

The living room has a formal yet inviting character. Decorative panelling, deep cornicing and an ornate cast iron fireplace nod to the home's Victorian heritage. This generous room leads directly from the hallway, offering a peaceful retreat separate from the open plan spaces.





## The study

Those needing a home office will appreciate the study's peaceful atmosphere. A colourful stained glass window catches the eye, while the room's decorative cornicing and cast iron fireplace remind you of the property's heritage. Built in shelving provides practical storage and it adjoins both the hall and kitchen area, keeping work separate from family spaces.





## The utility and shower room

Everyday chores are taken care of in the well appointed utility and adjoining shower room. Bespoke cabinetry houses laundry appliances and storage, beyond is a contemporary wet room, fitted with a walk in shower with rain head, vintage style sanitary ware and monochrome tiled floor, ideal for guests or busy households.







## The primary bedroom

The primary bedroom is a tranquil retreat at the front of the house. Tall sash windows provide character, while a period fireplace with cast iron insert underline the Victorian charm. There is ample space for furniture and easy access to the landing and bathroom.





## The second bedroom and potential en suite

The second bedroom is another well proportioned double with scope for its own facilities. A large window with shutters overlooks the rear and there is a column radiator beneath, while the adjoining plumbed en suite offers potential for a shower room once fitted.





## The third bedroom

The third bedroom provides flexible accommodation overlooking the rear garden. It has a large window along with a high ceiling, picture rail and shelving. The room offers enough space for a double bed and wardrobes and could easily serve as a guest bedroom, teenager's hideaway or hobby space.





## The fourth bedroom

A fourth bedroom completes the sleeping arrangements and would suit as a family or guest room or home office. The room accommodates a bed and desk comfortably, with access from the landing, making it versatile for families.





## The bathroom

The family bathroom blends period charm with modern convenience. A freestanding roll top bath with claw feet takes centre stage, complemented by a walk in shower. A high level cistern WC, bidet and ornate marble topped washstand complete the facilities, while wall panelling and monochrome chequered flooring reflect the era.







## The garden

The garden is remarkable in both scale and design. A paved terrace leads onto a long lawn edged by mature hedging and specimen trees, while a gravel path with stepping stones meanders towards a pergola covered seating area. There are various spots to sit and enjoy the south facing aspect. The plot continues down to the rear boundary where a gate opens to the parking area.







## The parking

At the far end of the garden is a convenient parking area accessed from the rear lane. Double timber gates open to a gravelled space featuring an EV charger and room for a vehicle. The area is screened by fencing and hedging and could be configured to accommodate two small cars if desired.



## Location

St. Dunstan's Crescent is situated on the eastern side of Worcester, a thriving cathedral city steeped in history. Residents enjoy easy access to a range of amenities including independent shops, supermarkets, cafés and restaurants, along with parks and riverside walks along the Severn. The area is well regarded for schooling, with both state and independent options nearby, and there are regular bus services into the city centre.

For commuters, Worcester's rail stations provide services to Birmingham, the Cotswolds and London and the nearby M5 offers swift road links to the Midlands and south west. The surrounding countryside provides opportunities for walking, cycling and outdoor pursuits. Local sporting facilities, gyms and community centres contribute to an active lifestyle and public transport links are convenient, with services connecting to neighbouring towns and villages.

## Services

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

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

Mobile coverage likely available from EE, Vodafone, Three and O2 (source: Ofcom).

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

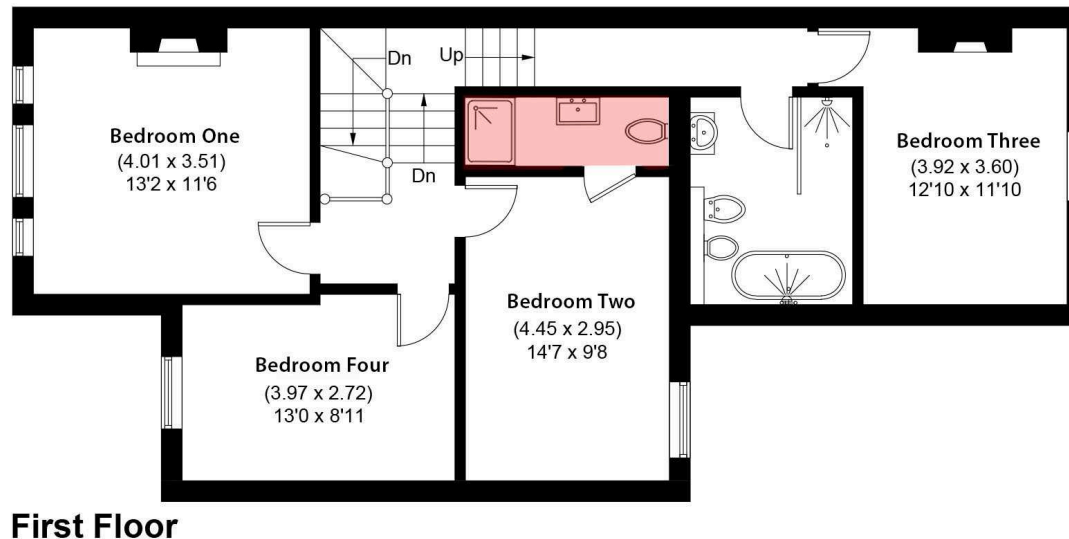
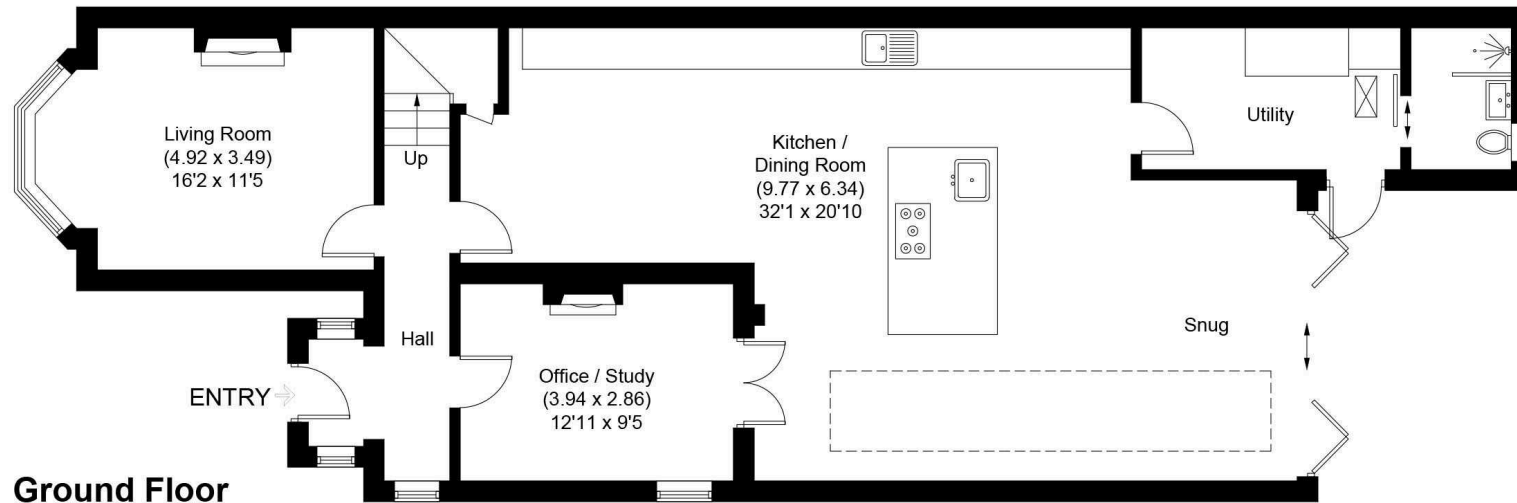
The Council Tax for this property is Band C.





# St. Dunstons Crescent

Approximate Gross Internal Area  
Ground Floor = 111.5 sq m / 1200 sq ft  
First Floor = 77.4 sq m / 833 sq ft  
Total = 188.9 sq m / 2033 sq ft



**\*The red area indicated as an en suite on the floorplan is not presently installed as such. It is currently a cupboard space that has been pre-plumbed, offering buyers the opportunity to create an en suite facility in the future.**





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