



20 Russell Close

Powick, WR2 4QE

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

Modern family home with versatile reception space, stylish kitchen diner, landscaped gardens and driveway parking in an ever popular village.

- Modern family home with three bedrooms and two reception rooms.
- Stylish kitchen diner with range cooker and extensive cabinetry.
- Low maintenance landscaped rear garden with patio and pergola.
- Driveway offering off road parking beside a lawned front garden.
- Village location between Worcester and Malvern with excellent amenities and transport links.

This modern family home offers a well designed layout with a spacious living room, stylish kitchen diner, versatile snug and a convenient utility room with cloakroom. Upstairs there are three generous bedrooms, including a principal bedroom with fitted wardrobe and en suite shower room, along with a modern family bathroom. Outside, a driveway provides off road parking beside a lawned front garden and the rear garden has been landscaped for low maintenance.

1088 sq ft (101.0 sq m)





The kitchen and dining room

The kitchen and dining room forms the heart of the house for cooking and family meals. It features a range style cooker with extractor, ample wall and base units including glass fronted display cabinets and a sink with drainer under a rear window. Integrated appliances include a dishwasher and fridge freezer and there is space for a dining table plus a door to the utility.





The living room

The living room provides a welcoming space for everyday relaxation at the front of the house. A front facing window and quality wooden flooring combine with a staircase rising to the first floor to create character. Wall lighting adds ambience and a door connects to the kitchen and dining room.





The family room / fourth bedroom

This versatile room is currently arranged as a snug or study but can serve as a fourth bedroom. Converted from the former garage, it benefits from a front facing window and neutral finish. Located off the kitchen, it offers flexible reception space or guest accommodation.



The utility and cloakroom

The utility room adjoins the kitchen and handles everyday chores. It has matching wall and base units with work surface and sink, space and plumbing for washing machine and dryer and an external door to the garden. Beyond is a cloakroom fitted with a WC, washbasin and obscure glazed window.





The primary bedroom

The primary bedroom offers a spacious retreat on the first floor. A front facing window brings light while a fitted wardrobe spans one wall. There is also a door leading to the en suite shower room.





The primary en suite

The primary en suite is fitted with a modern white suite comprising a shower cubicle with glazed screen, a vanity unit with wash basin and a low level WC. Tiled walls complete the room, and an obscure glazed window provides ventilation.



The second bedroom

The second bedroom is a comfortable double set beneath a sloping roofline. It features a dormer style window and a mirror fronted fitted wardrobe for storage. This room is positioned at the front of the home.





The third bedroom

The third bedroom is a generous single that would suit a child or home office. A rear facing window overlooks the landscaped garden and there is ample space for a bed and additional furniture.



The bathroom

The family bathroom serves the remaining bedrooms. It features a panelled bath with shower over and glass screen, a pedestal washbasin and a low level WC. Part tiled walls and a Velux roof window complete this room.





The garden

The rear garden has been designed for ease of maintenance with gravel and paved sections. A paved terrace provides space for outdoor dining, while a raised seating pergola with bench and trellis offers a focal point. The garden is enclosed by panel fencing with trellis and includes a shed and planted borders.





The driveway and parking

A tarmac driveway beside the house provides off road parking and leads to the front door. There is a lawned front garden bordered by hedging and a mature tree that softens the frontage. Dormer windows and a pitched roof add visual appeal to the brick facade.

Location

Powick lies between Worcester and Malvern, giving residents easy access to the M5 and rail services for commuting. The village itself has a primary school, three pubs, a garage and a Chinese restaurant/takeaway, offering everyday essentials close to hand. A short trip south leads to Malvern with its selection of restaurants, cafés, independent shops, theatre and the beautiful Malvern Hills. Worcester to the north provides extensive shopping facilities and educational choices for all ages. For wider travel and leisure, the city offers riverside walks, sports venues and cultural attractions, while the surrounding countryside is ideal for walking and cycling.

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 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, O2 and Vodafone (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 D.



Russell Close, Powick, Worcester, WR2

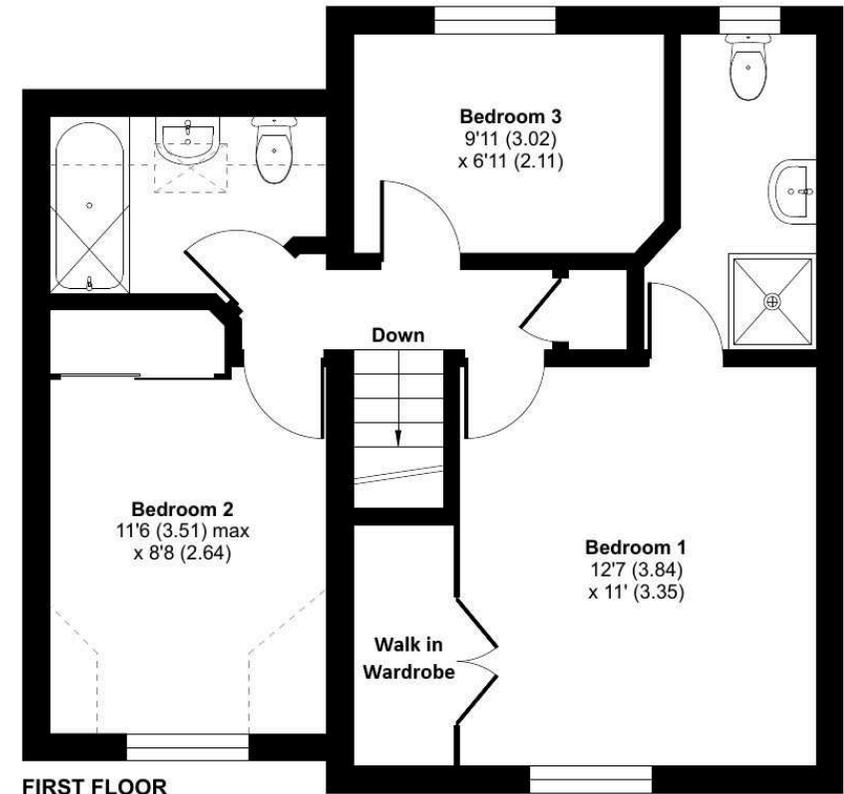
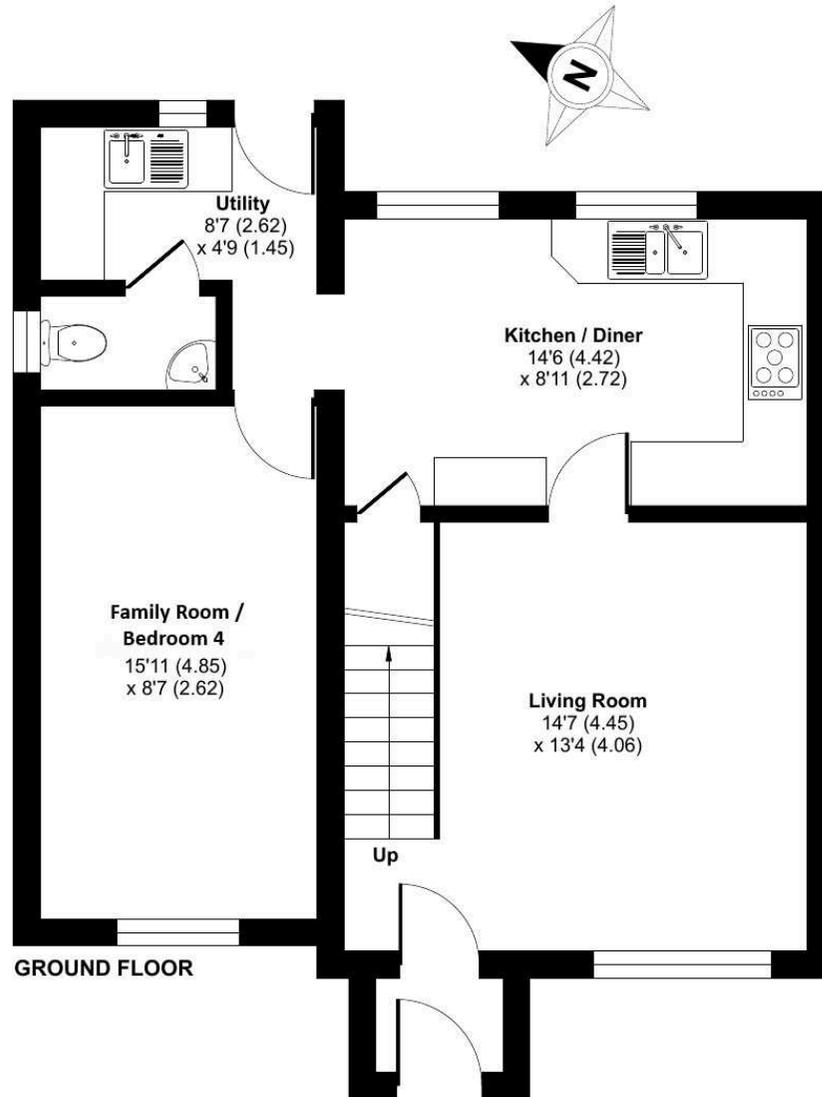
Approximate Area = 1060 sq ft / 98.4 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 1088 sq ft / 101 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Andrew Grant. REF: 1047560



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