



**Connells**

Deer Avenue  
Worcester



## Property Description

Situated on the sought-after Deer Avenue in Worcester, this well-presented three-bedroom semi-detached home offers versatile living space ideal for families and those seeking flexibility.

The ground floor comprises a welcoming living room, a separate reception room which could easily serve as a fourth bedroom, a fitted kitchen, and a bright conservatory overlooking the rear garden-perfect for dining or relaxing. A convenient downstairs WC completes the layout.

Upstairs, the property features three well-proportioned bedrooms, including a spacious main bedroom with its own en suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining or family use. To the front, there is a driveway providing off-road parking and a garage, suitable for storage.

This property combines practical living with flexible space in a desirable residential location, making it an excellent choice for a range of buyers.

## Ground Floor

### Entrance Hall

Ceiling light and a radiator.

Stairs to the first floor.

### W.C

Front facing double glazed window, W.C, wash hand basin, towel radiator and laminate flooring.

### Reception Room/ Bedroom Four

Ceiling light and carpet flooring.

### Living Area

Side facing double glazed window, two pendant ceiling lights, two radiators, electric fire and carpet flooring.

Double glazed sliding doors to the conservatory.

### Kitchen

Rear facing double glazed window, ceiling light, wall and base units, worktops, stainless steel sink and drainer unit, extractor hood, space for appliances, partly tiled walls, boiler, radiator and lino flooring.

Door to the rear leading out to the garden.

### Conservatory

Double glazed throughout, ceiling fan light and carpet flooring.

### First Floor

### Landing

Loft access, airing cupboard and carpet flooring.

Doors to all bedrooms and the bathroom.

## Bedroom One

Rear facing double glazed window, ceiling fan light, fitted wardrobe, radiator and carpet flooring.

Door to the en-suite.

## En-Suite

Side facing double glazed window, W.C, wash hand basin, walk in shower, towel radiator, partly tiled walls and laminate flooring.

## Bedroom Two

Side facing double glazed window, ceiling fan light, radiator, fitted wardrobe and carpet flooring.

## Bedroom Three

Front facing double glazed window, ceiling light, radiator, storage cupboard and carpet flooring.

## Bathroom

Front facing double glazed window, W.C, wash hand basin, bath with shower over, towel radiator, tiled walls and laminate flooring.

## Outside

### Outside Front

To the front of the property is a block paved driveway leading to the front door.

### Lean To;

There is a lean to at the side of the property with access to the rear garden.

## Outside Rear

To the rear of the property is an enclosed garden which is partly paved/ part laid to lawn. There are shrubbery borders and side access.

## Garage

There is a garage to the front for storage.

## Services

All main services are connected to the property.





**Ground Floor**

**First Floor**

Total floor area 102.7 m<sup>2</sup> (1,106 sq.ft.) approx

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To view this property please contact Connells on

**T 01905 611 411**

**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: D Council Tax  
Band: C

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Tenure: Freehold



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