



13 Pitmaston Close, Broomhall, Worcester. WR5 2SW

Guide Price £625,000

🛏 5 🚿 3 🚗 3



A modern detached family home, offering spacious, versatile and immaculately presented accommodation, built by St. Modwen Homes - (The Almond Design), with a private mature garden enjoying a southerly rear aspect, off road parking for 6+ cars and a detached double garage. Situated on this popular and sought after development, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Study, Kitchen Dining Family Room, Utility Room, Cloakroom, 5 Bedrooms (2 with En-Suite Shower Rooms) and Family Bathroom.

Outside: To the front of the property is a shrubbed foregarden, with paved pathway leading to the front door. A mono block driveway provides off road parking for 6+ cars, in turn leading a detached double Garage (with 2 up and over doors, power and light) and a gated rear garden pedestrian access. To the rear of the property is a private mature garden, with 2 paved patio areas enjoying a private southerly aspect, power point, cold water tap and courtesy lights.

Living Room: - 5m x 3.94m (16'5" x 12'11")

Kitchen/Dining Room: - 9.8m x 4.29m (32'2" x 14'1")

Study: - 3.35m x 3.35m (11'0" maximum x 11'0")

Bedroom 1: - 3.89m x 3.56m (12'9" maximum x 11'8")

Bedroom 2: - 3.56m x 3.48m (11'8" x 11'5")

Bedroom 3: - 3.94m x 3.28m (12'11" x 10'9")

Bedroom 4: - 3.81m x 2.79m (12'6" x 9'2" maximum)

Bedroom 5: - 2.31m x 2.24m (7'7" x 7'4")

Bathroom: - 2.77m x 2.01m (9'1" x 6'7")

Garage: - 6.32m x 6.2m (20'9" x 20'4")





Total area: approx. 211.4 sq. metres (2275.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Private southerly rear aspect
- Open-plan Kitchen Dining Family Room
- 5 Bedrooms (4 double & 1 generous single)
- 2 En-Suite Shower Rooms & Family Bathroom
- Off road parking for 6+ cars & detached double Garage
- Solar Panels 30.855 kw system
- Envious private location
- Popular & sought after development
- Spacious, versatile and immaculately presented accommodation
- Council Tax Band: G

