

**Old Northwick
Lane**

WORCESTER

£500,000



4 Bedroom Detached House

Features

- BURSTING WITH CHARACTER
- DETACHED & DOUBLE DRIVEWAY
- FOUR DOUBLE BEDROOMS
- KITCHEN DINER EXTENSION
- LOUNGE & FAMILY ROOM
- UTILITY & WC
- BATHROOM WITH UNDERFLOOR HEATING
- SOUTH FACING GARDEN

Summary: The Nook is a deceptive and very light detached family home that flows beautifully. Each room provides good space, all bursting with character and charm. With a sympathetic extension creating a wonderful open plan kitchen diner and four double bedrooms. Double drive for ample parking. Situated in a very desired area and close to popular schools and all local amenities.

Description: The property comprises entrance hall, lounge with stripped flooring, feature beams and gas fire (wood burner effect) set into the chimney breast. Various windows bringing in lots of natural light. The lounge opens into the dining space which is a beautiful solid Oak and glass extension, with a high ceiling and double doors out on to the garden. Stripped flooring which leads into the kitchen area. Duck egg base units set to white quartz work surface and drainer. Belfast sink, built in dishwasher and complimentary shelving. Free standing 5 ring gas hob with double oven, set into chimney breast. Space for fridge freezer and windows looking out over garden. Door leading to WC and utility area with access out on to garden. Further door into family room. Stairs leading to first floor accommodation. The family room is a versatile space that enjoys beams to the ceiling, wooden flooring, exposed brick chimney breast, and dual windows to front aspect. Door leading back into entrance hall.

To the first floor are two double bedrooms and bathroom. The main bedroom features beams, a built-in wardrobe and open chimney breast. It also has a dressing area. Second bedroom is bedroom three and has beams, a cast iron fireplace and storage cupboard. Family bathroom is located on this floor and has been tastefully done and in keeping with the character. A free-standing roll top bath, separate



Room Dimensions.

shower, wash basin and WC. Panelling to the lower part of the walls and underfloor heated tiles. Dual windows to rear aspect. To the second floor provides a further two double bedrooms with beams, feature fireplace and storage. The property benefits from gas central heating, double glazing, gardens that wrap around the property and is South facing. Garage and two driveways. Viewing is recommended to really appreciate this charming home.

Outside: Access is via dining area, from utility, or Via side gates. The garden is landscaped and wraps around the house with a centre lawn and a deep boarder running alongside of it, along with a pathway. Five Silver Birch trees which offer good privacy in the summer months. Patio seating area perfect for outside dining and a brick-built barbecue. Around the side of the house near the garage is space for a trampoline and has bark chippings. Enclosed by brick wall and fencing the garden house outer lighting and water tap. Side gates provide access to both drives. The garage has power, lighting, and an inspection pit.

The front of the property is made up of two drives either side providing good parking. A front garden which is enclosed by a short brick wall and laurel hedging. Wooden white gate provides access to front door. Both drives are paved and up and over door to garage.

Location: Located in the heart of the popular North Worcester, neighboured by Claines, Northwick's convenient location offers access to well-regarded schools, local shops, food and beverage establishments, bus routes and Motorway links as well as being approx 2.5 miles from the City Centre.

Lounge: 13' 1" x 16' 6" (4.01m x 5.05m)

Kitchen/Diner: 27' 3" x 14' 7" (8.33m x 4.46m) max

Utility Room: 3' 11" x 7' 7" (1.21m x 2.33m)

WC 4' 0" x 5' 3" (1.22m x 1.61m) max

Family Room: 11' 0" x 13' 2" (3.37m x 4.03m)

Stairs To First Floor Landing

Master Bedroom: 13' 1" x 16' 5" (4.01m x 5.01m) max

Bedroom Three: 11' 1" x 13' 3" (3.39m x 4.04m)

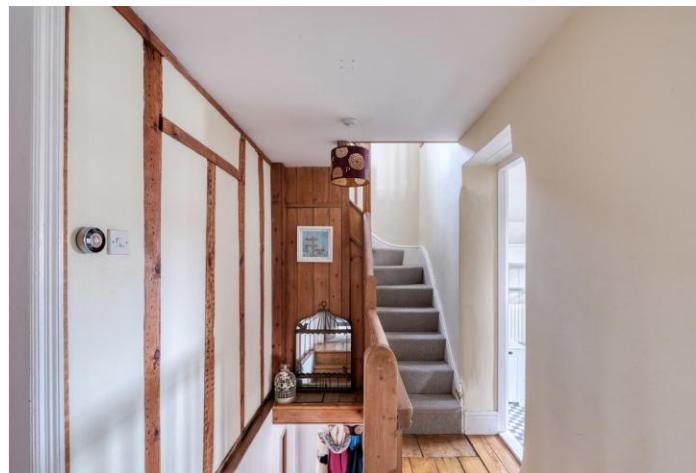
Bathroom: 8' 4" x 13' 1" (2.55m x 4.00m) max

Stairs To Second Floor Landing

Bedroom Two: 13' 1" x 16' 9" (4.01m x 5.11m)

Bedroom Four: 13' 2" x 10' 6" (4.03m x 3.21m) max

Garage: 16' 4" x 9' 4" (5.00m x 2.85m)





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

For more information on this house or to arrange a viewing please call the Worcester office on:

01905 958290

Alternatively, you can scan below to view all of the details of this property online.

