

Margaret Road
WORCESTER

Offers Over
£350,000



3/4 Bedroom Semi-Detached House

Features.

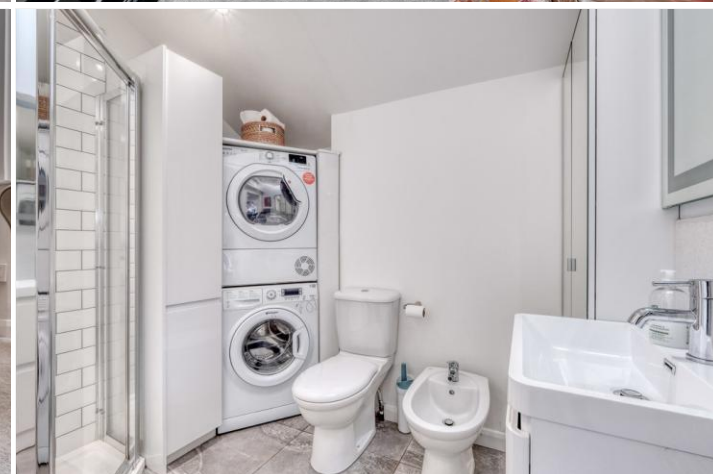
- VERY DECEPTIVE & SPACIOUS FAMILY HOME
- BEAUTIFUL EXTENDED OPEN PLAN LIVING/ENTERTAINING SPACE
- SEPARATE COZY LOUNGE WITH OPEN FIRE
- ELEGANT FOUR-PIECE FAMILY BATHROOM
- UTILITY & SHOWER ROOM
- ADDITIONAL FAMILY ROOM/STUDY/BEDROOM
- PITMASTON/CHRISTOPHER WHITEHEAD SCHOOL CATCHMENT, NEARBY PARKS & RIVER WALKS

Description.

Summary: A deceptive semi-detached home in WR2 which has been extended by the current owners to provide a very impressive, bespoke open plan kitchen and living space, that flows out on to the garden with full width bi folding doors. Three bedrooms (all with built-in wardrobes) and two further rooms downstairs. Two bathrooms. Excellent catchment area for schools, easy access into town, river walks and close to all local amenities. Viewing highly recommended to really appreciate the standard of this home.

Description: Access is gained from the front door into the reception hall. Straight flight of stairs to first floor accommodation and doors leading into family room, open plan kitchen and separate lounge. Understairs storage cupboard and tiled flooring. Family room can also be used as an additional bedroom four or as a study and has a skylight and window to front access.

The impressive kitchen was designed by the current owners, and they have thought of everything when it comes to making the best of the family space and finished to a very high specification. Base and eye level Masterclass kitchen storage units set to Quartz work surface with glass back splashes to double Belfast sink and China Blue Range Master. Neff oven with microwave function and additional warming drawer. Feature centre island with storage on both sides, power, and seating for four. Extending from the island is an oak table which seats eight at max and can be tucked away within the island to allow more space for casual entertaining. Space for American-style fridge freezer and built-in Neff dishwasher. The kitchen opens up into a great family space that is complimented by 5-leaf bifolds which open fully – a great feature in the summer, bringing the outside, inside. Velux



Room Dimensions.

windows also draw lots of natural light in. Underfloor heating set to porcelain tiles. Spotlights to ceiling and feature pendant light fittings. Utility is off the kitchen and has continuation of tiled flooring with plumbing for washing machine and tumble dryer. It has a shower, WC, wash basin and bidet. Glass panelled double doors connect the kitchen to the lounge which has bay window to the front and feature open fireplace and cast-iron surround. To the first floor are three bedrooms and beautiful four-piece family bathroom. The property benefits from gas central heating, double glazing, and garden to rear. Parking to front.

Outside: Access is gained from the kitchen. Two slabbed patio areas to enjoy with a centre lawn. Enclosed by panel fencing and housing small shrubs and trees. Further hard standing area housing a shed. The front of the property is block paved and provides parking for several vehicles. With electrical charging point. The front is enclosed by a low brick wall.

Location: Margaret Road is located within St Johns which is in close proximity to Worcester City Centre and is often referred to as a 'village in the city' having a real sense of community. St Johns offers a diverse selection of shops, businesses and eateries as well as a sports centre, church and is home to Cripplegate Park. There are many buses which can take you right into the city as well as great road links which can take you to Malvern, Hereford and into Leominster. The property is within walking distance to popular primary schools and Christopher Whitehead Language College

Family Room/Study/Bedroom Four 12' 1" x 6' 8" (3.70m x 2.05m)

Lounge: 13' 7" x 11' 5" (4.16m x 3.50m) max

Kitchen/Diner/Family Room: 24' 6" x 24' 9" (7.47m x 7.55m) max

Utility/WC/Shower room: 6' 9" x 8' 0" (2.08m x 2.46m)

Stairs To First Floor Landing

Master Bedroom: 10' 11" x 14' 3" (3.33m x 4.35m) max

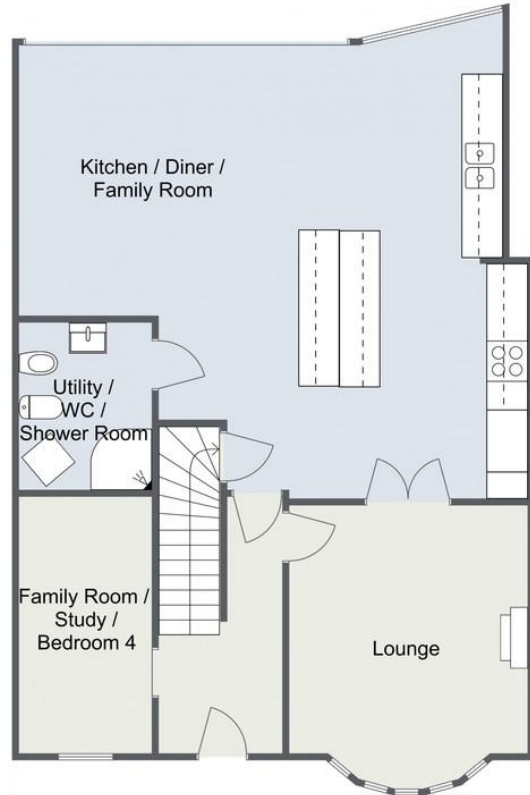
Bedroom Two: 11' 10" x 10' 10" (3.63m x 3.31m)

Bedroom Three: 7' 10" x 6' 7" (2.39m x 2.03m)

Family Bathroom: 7' 5" x 6' 7" (2.28m x 2.01m)



Margaret Road, Worcester
Ground Floor



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.

First Floor



Total Area
Approx
119.4 sq m
1285.2 sq ft

EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold

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.



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.

15 Foregate Street
Worcester
Worcestershire
WR1 1DB