



Hamilton Close





# Hamilton Close

## Worcester

Offers in Region of £365,000

Nestled in a quiet cul-de-sac in the sought-after village of Powick, this beautifully presented four double bedroom semi-detached house offers generous living space ideal for families. The property comprises entrance hall, sitting room, reception room, kitchen, dining room and WC. To the first floor are three bedrooms and a family bathroom and stairs leading to 2nd floor bedroom. Outside, the home benefits from a private rear garden perfect for entertaining, a driveway with ample parking, and a garage. A viewing is highly advised to appreciate the bright, airy and spacious accommodation.

### We've Noticed

- Semi-detached home
- Four double bedrooms
- Sought after village cul-de-sac location
- Spacious accommodation
- Driveway and garage





**Entrance**

Through front entrance door into hallway with opening into sitting room, door into kitchen as well as WC and stairs to first floor.

**Sitting Room**

With front aspect double glazed window, electric fire, radiator and opening into reception room.

**Reception Room**

A bright and airy space with radiator and opening to dining area.

**Dining Room**

With space for dining table, wall and base units with work surfaces over, space for American style fridge/freezer, rear aspect double glazed window and double doors opening and overlooking the rear garden. Opening into kitchen.

**Kitchen**

With matching wall and base units with work surfaces over, side aspect double glazed window, one and a half sink and drainer with mixer tap over, built-in oven as well as electric hob with cooker hood over, integrated dishwasher and washing machine. wall mounted boiler. Door into storage cupboard.

**WC**

With side aspect double glazed window, radiator, WC and wash hand basin.

**First Floor Landing**

With doors into bedrooms, family bathroom and stairs to second floor.

**Bedroom**

With rear aspect double glazed window, radiator, and built-in wardrobe.

**Bedroom**

With rear aspect double glazed window, built-in wardrobes and radiator.

**Bedroom**

With front aspect double glazed window, radiator and storage cupboard.

**Bathroom**

With front aspect double glazed window, WC, wash hand basin, bath with shower over and heated towel rail.

**Second Floor Bedroom**

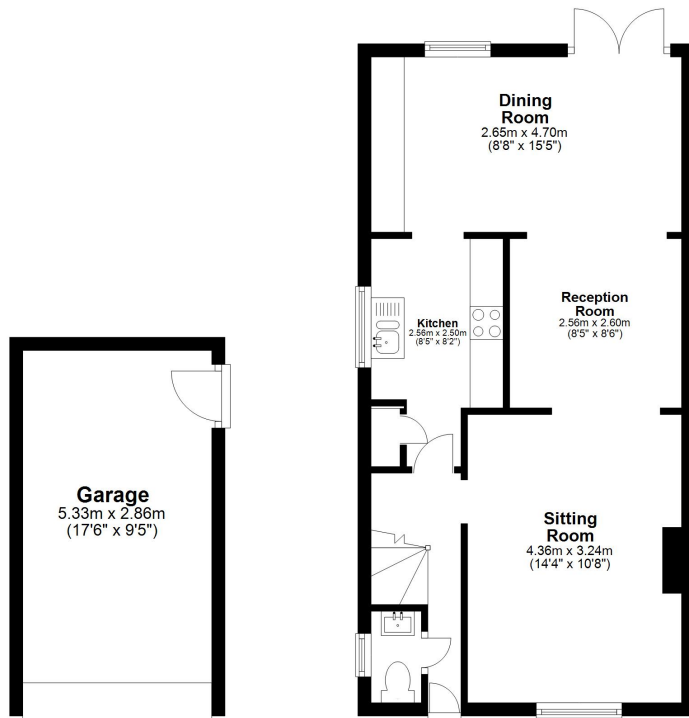
With Velux windows and storage cupboards,

**Outside**

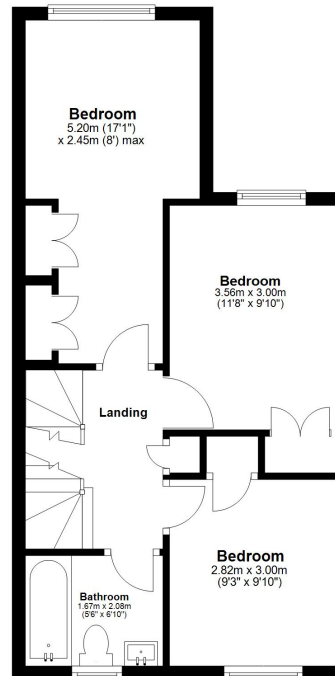
The front of the property is approached via a block paved driveway leading to entrance door and garage with lawned foregarden and side access. To the rear is a pleasant garden laid to a mixture of patio and lawned areas with herbaceous borders and fenced boundaries. The garden further benefits from a summer house offering versatile use with power.



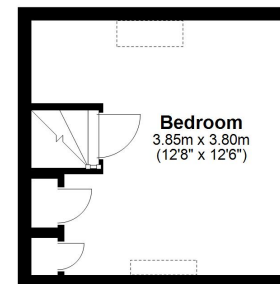
### Ground Floor



### First Floor



### Second Floor



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