



Colonel Drive



Colonel Drive

Worcester

Offers in Region of £585,000

This impressively spacious family home must be viewed!! The property boasts incredible uninterrupted views over open countryside and the Malvern hills through many of the rooms in the property. The open aspect to the front and side of the house alongside the large plot makes this home a must view for anyone looking for a village home. The accommodation offers three reception rooms, breakfast kitchen and utility. The first floor hosts five double bedrooms with ensuite to beds 1 & 2 as well as a family bathroom. Outside there is a large driveway and double garage.

We've Noticed

- **Stunning detached home built in 2018 by Kier Homes**
- **Five double bedrooms with 2 ensuite**
- **Incredible views of open countryside and the Malvern Hills**
- **Large rear garden**
- **Double garage**
- **Sought after village location**



Entrance

Through entrance door into hallway with stairs to first floor, understairs cupboard and doors into study, WC, sitting room, dining room and breakfast kitchen.

Sitting Room

With radiators and multiple aspects with open aspect views across open fields and the Malvern Hills also with double doors opening out to the garden.

Dining Room

With rear aspect double glazed window and radiator.

Breakfast Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, built-in oven, grill and microwave, five ring gas hob with cooker hood over, built-in fridge and freezer and dishwasher.

Utility

With radiator, side aspect door to the outside, front aspect window and cupboard housing combination boiler, space and plumbing for washing machine.

Study

A dual aspect room with radiator.

WC

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

First Floor Landing

With radiators, double glazed window, doors into bedrooms, family bathroom and storage cupboard.

Bedroom 1

With radiator and double wardrobe. A multi aspect room with incredible views overlooking open fields and the Malvern Hills and door into ensuite shower room.

Ensuite Shower Room

With rear aspect double glazed window, WC, wash hand basin, heated towel rail, shower cubicle with electric shower.

Bedroom 2

With rear aspect double glazed window, radiator and door into ensuite shower room.

Ensuite Shower Room

With WC, wash hand basin, shower cubicle with electric shower, heated towel rail and rear aspect double glazed window.

Bedroom 3

A dual aspect room with radiator.

Bedroom 4

A dual aspect room with radiator.

Bedroom 5

With front aspect double glazed window and radiator.

Family Bathroom

With wash hand basin, WC, bath with mixer tap and shower attachment, heated towel rail and rear aspect double glazed window.

Outside

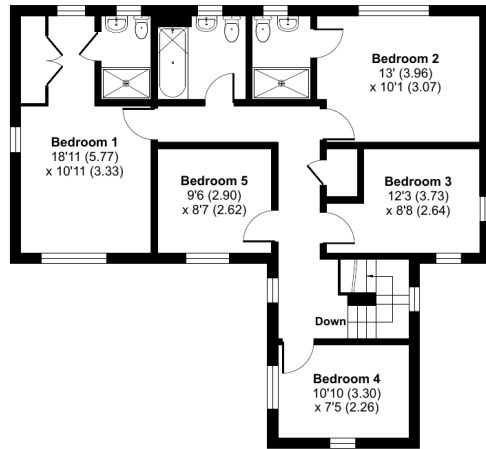
The front of the property is approached via a pathway leading to entrance door with a lawned foregarden with views across open fields to the front of the property. There is a large block paved driveway for numerous vehicles leading to double garage with side door and gated access to the rear garden. A large rear garden laid mostly to lawn with patio areas and fence boundaries to sides and rear.



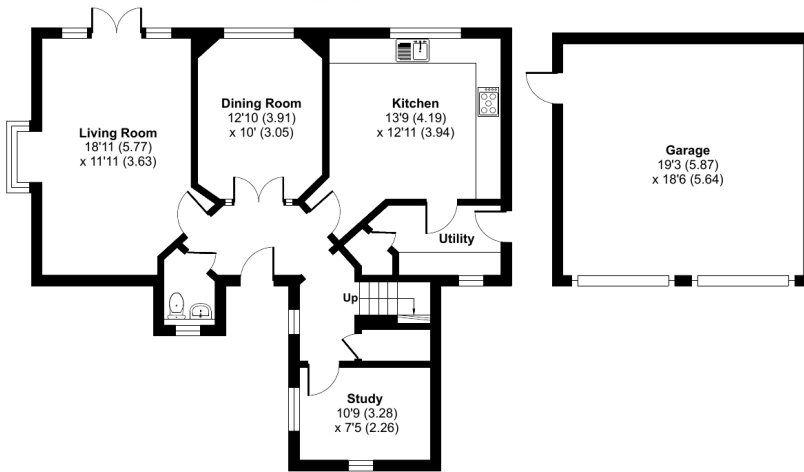
Colonel Drive, Rushwick, Worcester, WR2

Approximate Area = 1721 sq ft / 159.8 sq m
 Garage = 356 sq ft / 33 sq m
 Total = 2077 sq ft / 192.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hills Estate Agents. REF: 994454

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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