



Regiment Close



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Offers in Region of £375,000

Situated within a popular village location boasting good access to the M5 Motorway and Worcestershire Parkway Station is this four double bedroom semi-detached family home. The property comprises entrance hall, living room, kitchen/diner, utility, WC and lean-to. To the first floor is four double bedrooms with family bathroom and ensuite to bedroom one. There is a large driveway providing ample parking and a pleasant rear garden. A viewing is highly advised to appropriate the accommodation on offer.

We've Noticed

- **Semi-detached home**
- **Four double bedrooms**
- **Village location**
- **Large driveway**
- **Good access to M5 Motorway & Worcestershire Parkway Station**



Entrance

Through front entrance door into hallway with stairs to first floor, doors into living room, kitchen/diner, utility, WC and storage cupboards.

Living Room

With front radiator, electric fire, front aspect double glazed window, rear aspect double glazed double doors opening to the rear garden.

Kitchen/Diner

With front and rear aspect double glazed windows, matching wall and base units with work surfaces over, sink and drainer with waste disposal unit, built-in under counter fridge and dishwasher, space for American style fridge/freezer as well as space for range style cooker, kitchen island unit with breakfast bar and further space for dining table.

Utility

With rear aspect double glazed window, Ideal combination boiler, base units with work surface over, sink with mixer tap over, space and plumbing for washing machine as well as tumble dryer.

WC

With back to wall WC with built-in wash hand basin.

Bedroom 1

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

Ensuite

With rear aspect window, WC wash hand basin and shower with shower over.

Bedroom 2

With front aspect double glazed windows and storage cupboard.

Bedroom 3

With front aspect double glazed windows and radiator.

Bedroom 4

With rear aspect double window built-in cupboard with hanging rail and an airing cupboard.

Bathroom

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

Outside

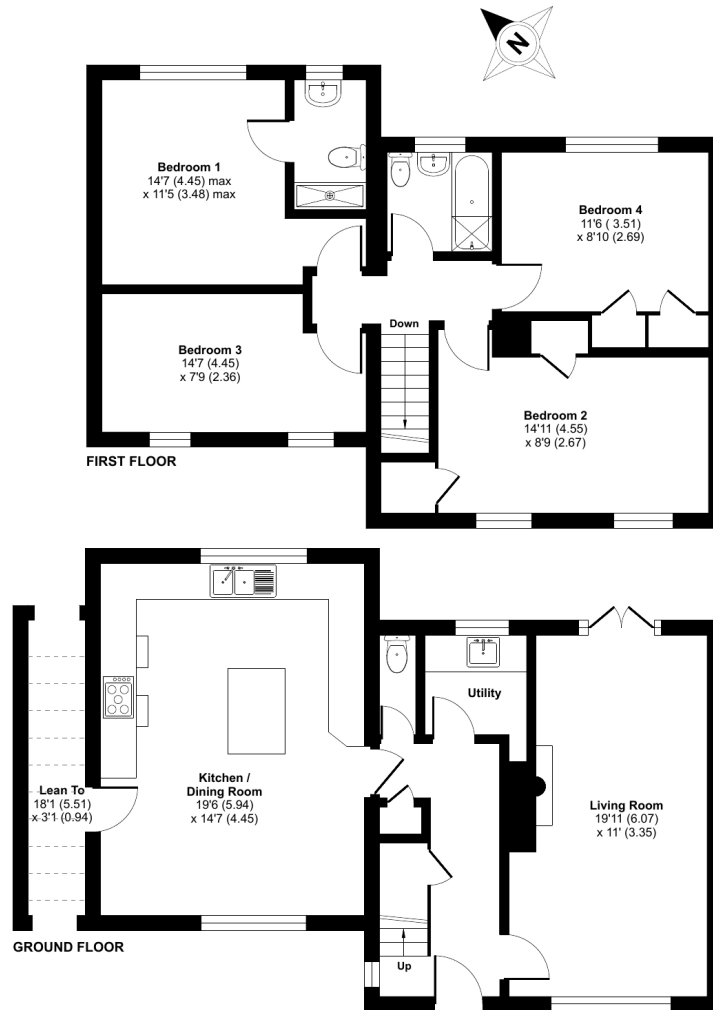
The front of the property is approached via a large driveway proceeding ample parking and side access. The rear garden is laid to a mixture of lawn and decking area with garden shed, borders to sides and fenced boundaries to sides and rear.



Norton Road, Broomhall, Worcester, WR5

Approximate Area = 1324 sq ft / 123 sq m (excludes lean-to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hills Estate Agents. REF: 1129539

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	80
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

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