



5 Dunster Close, Berkeley
Beverborne, Worcester WR4 0EQ

An immaculately presented double-fronted house set within a cul de sac location in the Berkeleys, Warndon Villages.

The home is offered for sale with no onward chain & comprises; reception hallway with stairs rising to the first floor landing & access into the W.C, living room & kitchen. The kitchen has a range of base & wall units, sink & drainer, range style cooker, gas hob & extractor fan, with integrated appliances & space for further white goods. There is a centralised island with a useful breakfast bar & additional storage & the work surfaces are marble. From the kitchen is a doorway out to the conservatory, which links back through to the dual aspect lounge, which has a feature fireplace.

The conservatory has tiled floor, a feature fireplace & a useful air con unit, to keep it warm or cool throughout the year. There are double doors out to the rear gardens.

To the first floor, the landing gives access to three bedrooms, with the main bedroom having an en-suite shower room. The family bathroom has a classic white suite with a shower over the bath, W.C & pedestal wash basin.

Externally, there is a driveway up to garage & an electric car-charging point. There is a lawned front garden & path leading to the front door. To the rear are low maintenance gardens, which are fenced & enclosed with side, gated access & decked, lawn & gravel areas. There is a useful outbuilding/office/store.

Warndon Villages has a Tesco supermarket with a Costa, takeaway outlets, pub serving food & a primary school. It is convenient for the M5 J6 & the David Lloyd gym. Worcester itself is a short drive away & provides a further range of amenities to include; pubs, bars, restaurants, cafes, shops, supermarkets & leisure facilities.

FREEHOLD

Council Tax Band D - Worcester City.






Agents Note

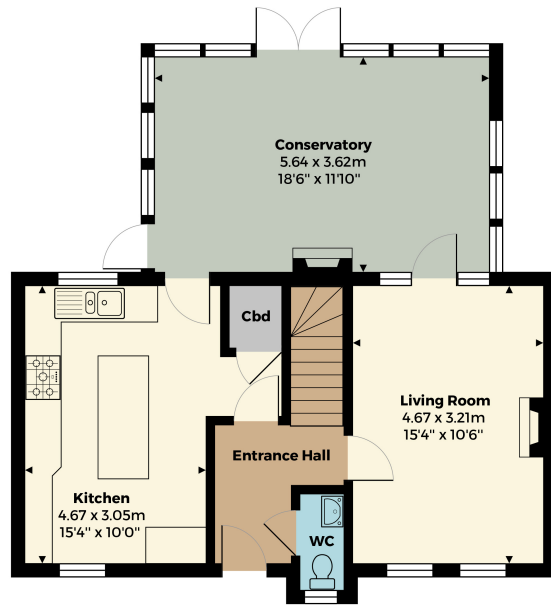
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



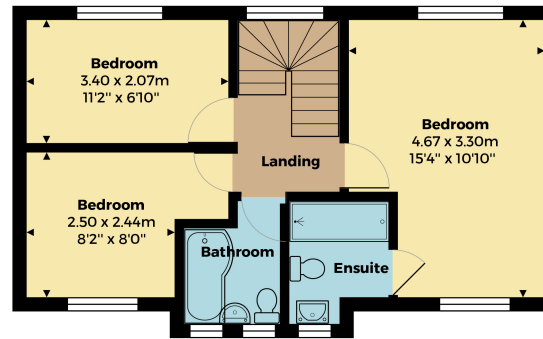
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

General Information

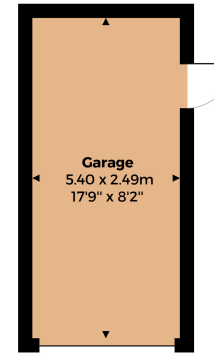
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



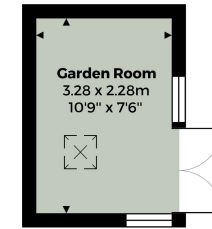
Ground Floor



First Floor



Garage



Garden Room

All measurements are approximate and for display purposes only