



Ivy Crescent





# Ivy Crescent

## Worcester

Offers in Region of £450,000

Positioned within a sought after location is this well presented charming four bedroom detached family home. The property offers great access to the A449, M5 motorway as well as Worcester city centre. The property comprises of entrance hall, living room, breakfast kitchen, dining room, utility, office and WC. To the first floor are four bedrooms with ensuite to bedroom one and a family bathroom. Outside there is a large tandem driveway for two to three cars leading to a garage and an enclosed rear garden.

### We've Noticed

- Well presented detached family home
- Driveway and garage
- Four bedrooms
- Living room, dining room, kitchen, utility and office
- Must be viewed!





**Entrance**

Through front entrance door into hall with stairs to first floor and doors into living room, dining room, home office, breakfast kitchen and WC.

**Living Room**

With side aspect double glazed window, radiator and door into under stairs cupboard.

**Dining Room**

With front aspect double glazed bay window and radiator.

**WC**

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

**Breakfast Kitchen**

With side aspect double glazed window, matching wall and base units with work surfaces over, sink and drainer with mixer tap over, built-in oven and grill, gas hob with cooker hood over and built-in dishwasher and fridge/freezer. Double doors to rear garden and door into utility.

**Utility**

With work surface, space and plumbing for washing machine, double glazed window and door to rear garden.

**Office**

With side aspect double glazed window and radiator.

**First Floor Landing**

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

**Bedroom 1**

With side aspect double glazed windows, radiator and door into ensuite shower room.

**Ensuite**

With front and side aspect double glazed windows, WC, wash hand basin, shower and radiator.

**Bedroom 2**

With side aspect double glazed window and radiator.

**Bedroom 3**

With front aspect double glazed window and radiator.

**Bedroom 4**

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

**Family Bathroom**

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

**Outside**

The front of the property is approached via a pathway through the foregarden leading to the entrance door with a tandem driveway to the rear of the property leading to the garage. Outside is a pleasant enclosed garden laid to a mixture of lawn and patio with fenced and walled boundaries.



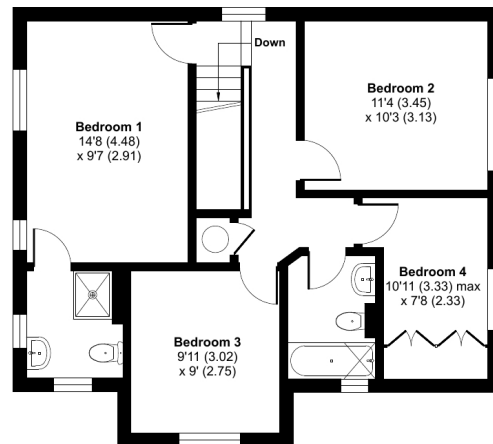
## Ivy Crescent, Bevere, Worcester, WR3

Approximate Area = 1301 sq ft / 120.8 sq m

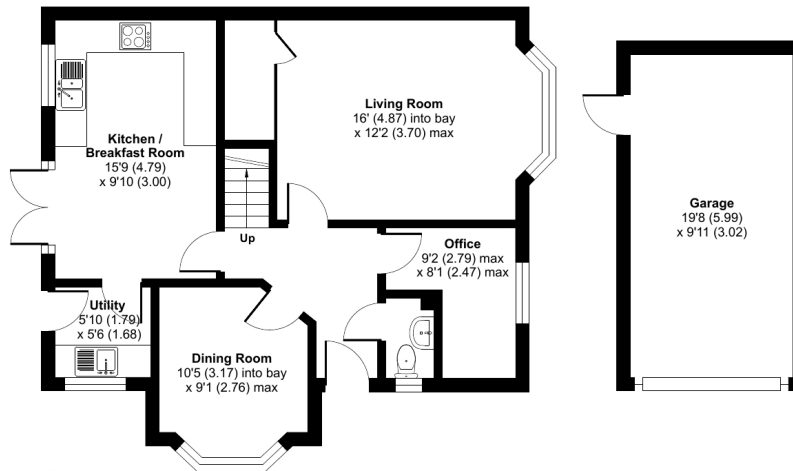
Garage = 195 sq ft / 18.1 sq m

Total = 1496 sq ft / 138.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hills Estate Agents. REF: 1219725

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	
(69-80)	C	84
(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	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

