



Elgar Drive



Elgar Drive

Worcester

Offers in Region of £650,000

Offered for sale for the first time in 25 years, a unique opportunity to acquire this incredible, well proportioned, spacious detached bungalow. Positioned within a particular generous plot, The property comprises of sitting room, dining room, refitted kitchen and utility, large conservatory, WC, refitted bathroom and four bedrooms with an ensuite to the main bedroom. Offering a private yet convenient location with its established and secluded south facing gardens. We strongly advise a viewing to appreciate the finish and versatility of the property.

We've Noticed

- **Beautifully presented detached bungalow**
- **Spacious accommodation**
- **Positioned within generous gardens**
- **Private yet convenient location**
- **Council tax Band G**
- **Viewing advised**



Entrance

Through entrance door into hallway with radiators and doors into sitting room, dining room, breakfast kitchen, cloak cupboard, WC, refitted bathroom, bedrooms one, two and three.

Dining Room

With front aspect double glazed bay window, radiator and double glazed double doors into sitting room.

Sitting Room

A large sitting room with side aspect double glazed windows coal effect gas fire, radiators and sliding double glazed patio doors into conservatory.

Conservatory

With electric heaters, rear and side aspect double glazed windows and doors opening onto the rear garden and side door leading to driveway and front of property and further door into bedroom 4/office

Office/Bedroom 4

With dual aspect double glazed windows and wall mounted electric heater and door into single garage.

WC

Off hallway with refitted WC, tiled flooring, pedestal wash basin and radiator.

Refitted Breakfast Kitchen

With space for breakfast table, rear aspect double glazed window, stainless steel sink and drainer, matching wall and base units with work surfaces over, four ring electric hob with cooker hood over, washing machine and tumble dryer, built-in microwave, oven and grill, as well as integrated fridge, freezer and dishwasher. Door leading to utility room.

Utility Room

With matching wall and base units with work surfaces over, sink and drainer, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, radiator and rear aspect double glazed window and door leading to rear garden.

Refitted Bathroom

With front aspect double glazed window, bath with mixer tap, separate shower cubicle, radiator, WC, built-in bathroom furniture.

Bedroom 1

A large with rear aspect double glazed window, radiator and built-in wardrobes and furniture and door into ensuite shower room.

Bedroom 2

With front aspect double glazed bay window, radiator and two built-in double wardrobes.

Bedroom 3

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

Ensuite

With WC, vanity wash hand basin, radiator, double glazed window, heated towel rail and large walk-in shower and built-in cupboards.

Garage

With electric roller shutter door, consumer unit, double doors leading to rear garden, lighting and power.

Outside

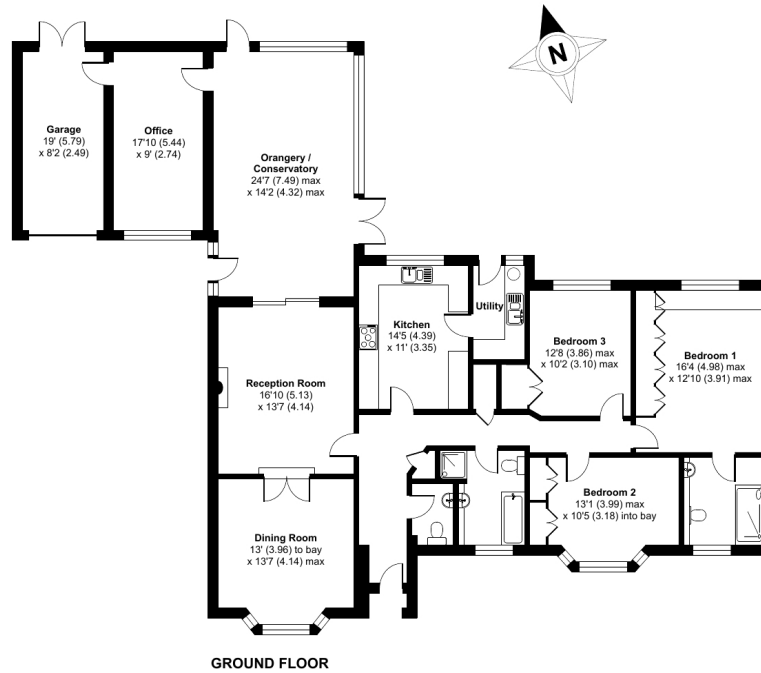
The front of the property is approached via a pathway to entrance door with block paved driveway offering parking for multiple vehicles. Gated side access leading to rear garden. A delightful rear garden laid to lawn and patio areas with well stocked herbaceous beds with fenced and hedged boundaries to sides and rear.



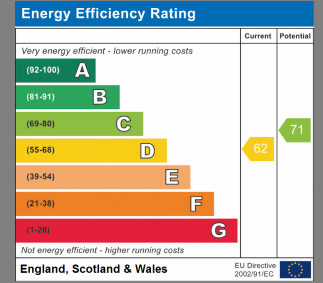
Elgar Drive, Kempsey, Worcester, WR5

Approximate Area = 2261 sq ft / 210 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Hills Estate Agents. REF: 921106



46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

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