



Farne Avenue





# Farne Avenue

## Worcester

£430,000

Situated within the popular residential location of St Peters providing great access to the M5 motorway as well as city centre is this well presented four bedroom detached family home. The accommodation comprises entrance hall, sitting room, dining room, rear reception room, kitchen, utility and WC. To the first floor are four good size bedrooms with ensuite to bedroom one as well as family bathroom. The property also benefits from a large driveway providing ample parking and garage. The house is offered for sale with no onward chain.

### We've Noticed

- Well presented detached family home
- Four bedrooms
- Generous accommodation
- Driveway and garage
- Must be viewed
- What3words = tree.jars.save
- No onward chain





**Entrance**

Through front entrance door into hallway with doors to sitting room, kitchen, radiator and stairs to first floor.

**Sitting Room**

With engineered oak flooring, front aspect double glazed window, radiator, electric fire, surround sound connections and glazed bi-fold doors opening into the dining room.

**Dining Room**

With radiator, door into kitchen and opening into rear reception room.

**Rear Reception Room**

With side and rear aspect double glazed windows and doors opening to the rear garden.

**Kitchen**

With matching wall and base units with work surfaces over, rear aspect double glazed window, peninsula breakfast bar unit, sink and drainer with mixer tap over, built-in oven, grill, microwave and hot draw as well as induction hob with cooker hood over. Space for fridge/freezer and door into utility.

**Utility**

With space and plumbing for washing machine and tumble dryer, door to WC and further door to side of property.

**WC**

With WC, wash hand basin, heated towel rail and side aspect double glazed window.

**First Floor Landing**

With doors into bedrooms, bathroom and cupboard housing megaflotank.

**Bedroom 1**

With front aspect double glazed window, built-in sharps wardrobes, door into ensuite as well as door into small dressing storage area.

**Ensuite**

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

**Bedroom 2**

With front aspect double glazed window, radiator and built-in storage cupboard.

**Bedroom 3**

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

**Bedroom 4**

With front aspect double glazed window and radiator.

**Bathroom**

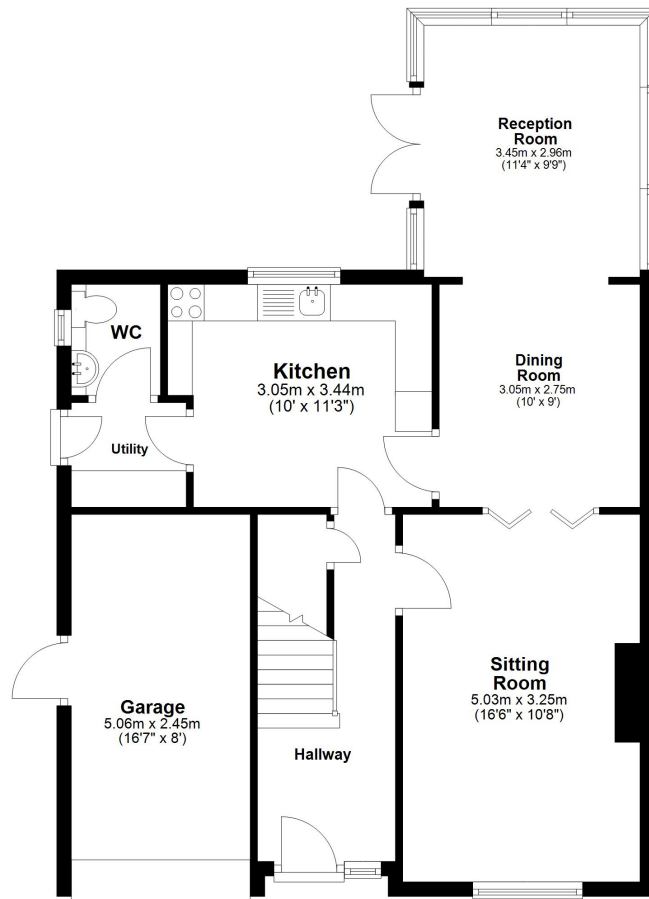
With rear aspect double glazed window, WC, wash hand basin, and bath with shower over.

**Outside**

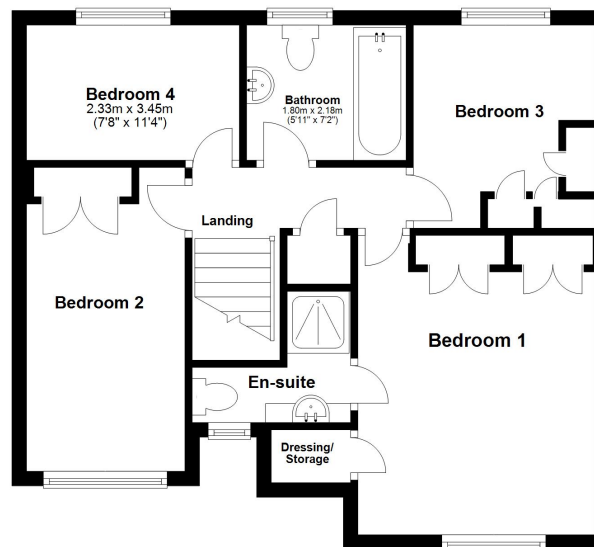
The front of the property is approached via a large driveway leading to entrance door, garage with insulated electric door and side access leading to rear garden with side door into garage. To the rear is a pleasant rear garden laid to a mixture of patio and lawn with borders, BBQ shed and fenced boundaries to sides and rear. To the main dwelling are 16 solar panels belonging to the property.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	87
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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](http://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.

