



Ombersley Road





# Ombersley Road

Worcester

Offers in Excess of £535,000

Positioned within an enviable location is this four bedroom detached home. The property, which has been heavily renovated with new carpet throughout and comprises of; large driveway and foregarten with the accommodation includes hallway, two reception rooms, large kitchen/diner, ground floor WC and garage. The first floor provides four bedrooms with en-suite and family bathroom. To the rear is a large garden with the property being finished to a beautiful standard inside and out. The property also has the relevant permissions for further development and expansion of the space. A viewing is highly advised.

## We've Noticed

- Detached family home
- Four bedrooms
- Driveway and garage
- Spacious living accommodation finished to a high standard
- Sought after location
- Planning approved for two storey rear extension as well as for a utility within the garage
- Two log burners
- Planning Application Number - 24/00165/HP
- Must be viewed





**Entrance Hall**

Walk through front door into a large open entrance hall offering access to the living spaces, kitchen/diner, WC and stairs to the first floor.

**Living Room**

The main living room is a large, open and light space that runs the full length of the property. The room benefits from wood burning fire, a large window at the front as well as double doors at the rear opening onto the rear patio.

**Second Reception Room/Dining Room**

The second reception room offers a great secondary living space, with a large bay window allowing for lots of natural into the space. The room has an exposed brick fireplace with wood burner. The room offers versatility, as it could be used as a playroom, office or separate dining space.

**Downstairs WC**

The downstairs WC comprises toilet, sink, rear window and radiator.

**Kitchen/ Diner**

The kitchen/diner is an impressive and large space which is perfect for entertaining. The space has been refitted to a high standard, with a full tiled floor and quartz worktops covering two walls. The kitchen is stylish yet practical as it offers a full array of integrated appliances and plenty of storage space. The room is a very light space with two windows overlooking the rear garden as well as double doors out to the rear patio. The dining space is of good size and can easily accommodate a 6-8 person table and chairs.

**Garage**

The garage is integral to the property, and offers a great space for storage. It also has water connections and could be partially converted into a utility room if desired with planning permission being approved. The garage can be accessed from the front of the property as well as an internal door.

**Landing**

The property benefits from an open and light landing which provides access to the four bedrooms and family bathroom.

**Bedroom one**

Positioned to the rear of the property, the main bedroom of the property is a large, light space that overlooks the garden. The room offers radiator, ample space for a king sized bed as well as free standing furniture and is in fabulous condition and further benefits from storage space in the extensive eaves.

**Bedroom Two**

With front aspect window, fitted sliding wardrobe, radiator and door into en-suite.

**En-suite**

With WC, wash hand basin, heated towel rail and shower.

**Bedroom Three**

With front aspect double glazed window and radiator.

**Bedroom Four**

With rear aspect double glazed window and radiator.

**Family Bathroom**

A large and spacious family bathroom that has recently been refitted with bath, WC, wash hand basin.

**Outside**

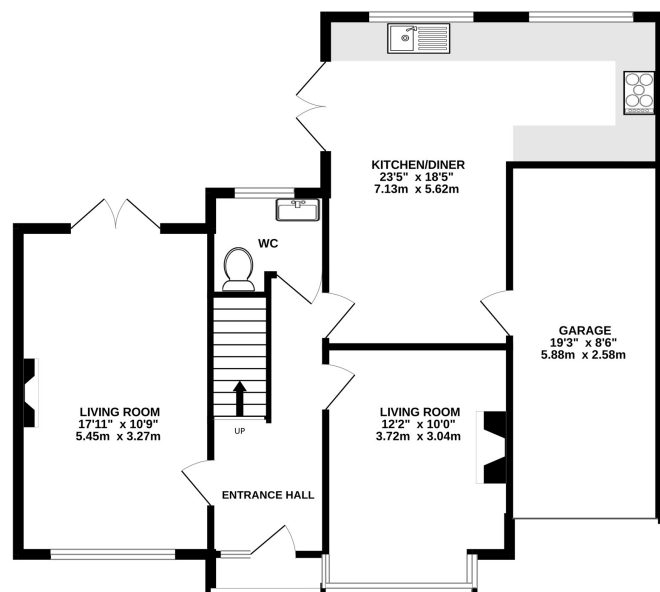
The front of the property is approached via a block paved driveway leading to entrance door as well as lawned foregarden. The rear garden is of a good size laid to mixture of lawn, gravel and patio areas with summerhouse, fenced and hedged boundaries, further benefiting from mixture of fruit trees and bushes, including raspberries, blackberries, apples and grapes.

**Attic**

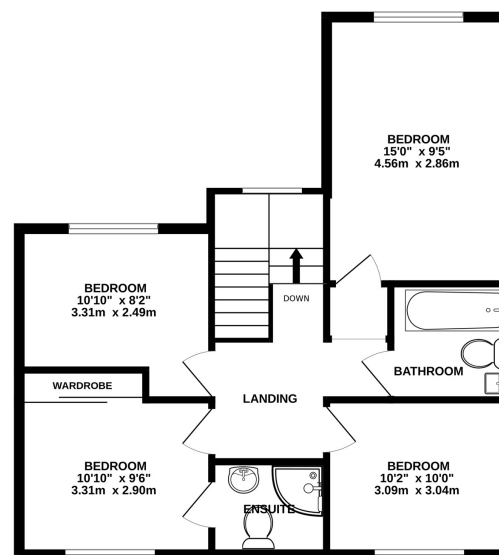
The attic is a large space with drop down ladder which has been partially converted, with boards, plasterboard and a Velux window. The attic would be suitable for a full conversion subject to the relevant permissions.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	64	81
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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