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 **MAYFAIR**
OFFICE GROUP

4 Walmer Crescent, Worcester. WR4 0ES

£500,000

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A much improved and extended five bedroom detached family home, situated in a quiet end of cul-de-sac location.

Accommodation briefly comprises: Entrance Hall, W.C., Dining Room, open-plan Kitchen/Breakfast/Family Room with woodburner and Utility Room. On the first floor: Four Bedrooms and Family Bathroom. On the second floor: Master Bedroom with fitted wardrobes and En-Suite Bathroom.

Outside: To the front is a mixture of gravel and tarmac parking, with access to rear of property, along with integral Garage. The rear garden is laid to patio, further garden with mature shrubs and borders, as well as further seating area. The property also benefits from pedestrian side access, as well as double doors opening out from Kitchen/Breakfast/Family Room.

LOCATION: Situated in popular Warndon Villages, offering access to local schooling, amenities, Worcester City centre and the M5 motorway. '4 Walmer Crescent' offers easy access to local green space and pleasant walks.

Dining Room: - 4.8m x 3.78m max (15'8" x 12'4" max)

Breakfast Kitchen: - 7.5m x 3.17m (24'7" x 10'4")

Utility Room: - 2.42m x 2.14m (7'11" x 7'0")

Family Room: - 4.24m x 3.26m (13'10" x 10'8")

Master Bedroom: - 4.63m max 3.57m min x 3.73m (15'2" max 11'8" min x 12'2")

Bedroom 2: - 3.89m x 2.76m (12'9" x 9'0")

Bedroom 3: - 3.55m x 2.4m (11'7" x 7'10")

Bedroom 4: - 3.54m x 2.4m (11'7" x 7'10")

Bedroom 5: - 3.09m x 2.75m (10'1" x 9'0")

En-Suite: - 3.58m x 2.43m (11'8" x 7'11")





Total area: approx. 160.4 sq. metres (1726.1 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 5 Bedrooms
- Open-plan Kitchen/ Breakfast/Family Room
- Woodburner
- Quiet cul-de-sac
- Ample parking
- Extended and flexible accommodation
- Master Bedroom Suite
- Easy access to motorway and amenities
- Near to green space
- Council Tax Band: D

