

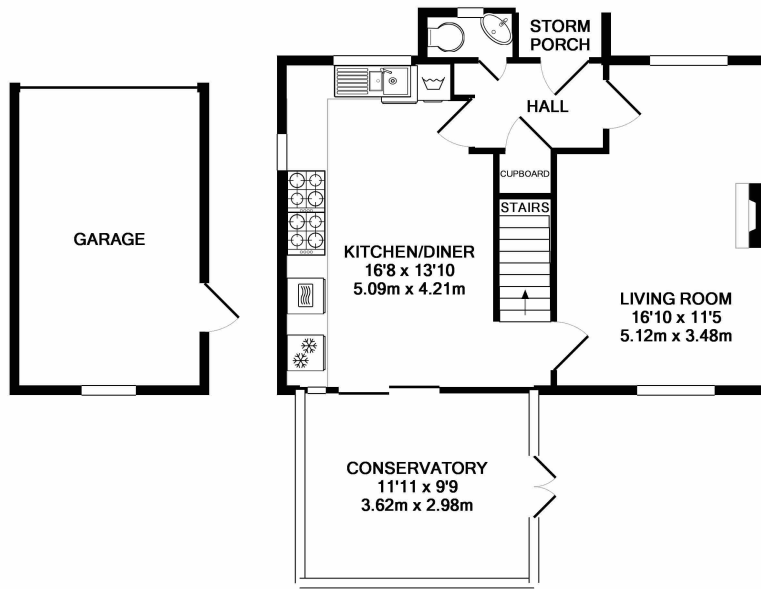
**Marigold Close, Worcester, WR5
£270,000, Freehold**



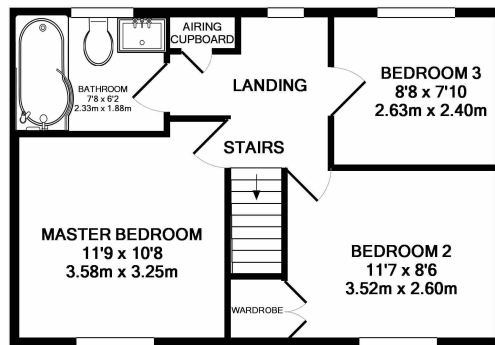
A desirable and spacious three bedroom detached family home, situated in the much sought-after and popular area of St Peters.







GROUND FLOOR



1ST FLOOR

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Long Description

A desirable and spacious three bedroom detached family home, situated in the much sought-after and popular area of St Peters.

Situated on the southern outskirts of Worcester, St Peters is a popular location, and is approximately three miles from the city centre. The nearest railway station (Shrub Hill railway station) is approximately two miles from the property and there is a regular local bus service operating throughout the St Peters area. The property location is also in an ideal position for commuting via the M5 motorway (Junction 7 is less than a mile away) giving easy access to the motorway network both Northbound and Southbound.

Local shops, pubs and restaurants, recreation and sports facilities are all nearby, including medical practices such as doctors, dentists, and also a veterinary practice. There are many local park areas situated within the St Peters development. Major supermarkets including Tesco and the newly built Aldi are within close walking distance, and there is a wide choice of educational establishments in the area, including various well regarded nursery, primary and high schools. The popular St Peters Garden Centre is also less than a mile away. Two golf courses are within reach and only a short drive away Worcester Golf Club (Boughton Park), and Bransford Golf Club.

This property would make an ideal choice for location especially for those needing easy access to motorway networks and easy access to the many local amenities St Peters has to offer.

The accommodation briefly comprises of: Canopy storm porch, Entrance Hall, Living Room, downstairs Cloakroom, large Kitchen/Diner and Edwardian style Conservatory. On the first floor there are three Bedrooms, and a family Bathroom. Outside to the rear is a spacious Edwardian style double glazed conservatory and a good sized garden area mainly laid to lawn with raised flower beds and with a wooden decked patio seating area.

To the front of the property is a block paved driveway with space for at least two off-road parking spaces, side access pathway leading to the rear, and the property benefits from a link detached single garage with up and over door.

The property benefits from gas fired central heating and double glazing throughout.

The approach to the property is set back from the main road and is accessible via a private cul-de-sac road occupied by four properties, we approach the house via the block paved driveway and to an open canopy storm porch, which leads to the front uPVC composite double glazed entrance door and enter into:

Hall: 2.03m x 1.45m

Painted walls, ceiling point, wooden laminate flooring, wall mounted radiator, decorative coving, room thermostat, door to built-in storage cupboard and doors leading to

D/S Cloakroom: 0.78m x 1.50m

Painted walls, ceiling point, wooden laminate flooring, wall mounted radiator, white uPVC double glazed window with diamond lead and obscure glass overlooking the front aspect, two piece cloakroom suite consisting of white low level closed couple WC, white wall-mounted corner hand-wash basin with tap and ceramic splash back tiles, electricity consumer unit.

Kitchen/Diner: 4.21m x 5.09m

Two ceiling points, decorative coving, painted walls, ceramic splash-back tiles, two white uPVC double glazed windows with diamond lead overlooking side and front aspects, glass cube brick style window with obscure glass looking into conservatory, plumbed for washing machine, modern kitchen fitted base and wall units in a Shaker style in medium oak with contrasting silver handles, and with complimentary granite effect rolled top work surfaces, sink drainer and swan neck mixer tap, large Belling range gas cooker, built-in integrated dishwasher, built-in integrated fridge/freezer, built-in housing with electronic AEG coffee maker and built-in microwave, modern overhead canopy cooker hood, wall mounted radiator, CO2 alarm, ceramic tiled flooring, stairs leading to first floor and uPVC patio sliding doors leading to conservatory.

Living room: 3.48m x 5.12m

Two ceiling points, two wall mounted radiators with thermostatic valves, painted walls with a featured papered wall, decorative coving, white uPVC double glazed windows with diamond lead overlooking front and rear aspects, fully fitted carpeted flooring, feature fireplace surround with arched conglomerate marble back and conglomerate marble heart with inset gas fire, door leading to hall

Conservatory: 3.62m x 2.98m

Spacious Edwardian style double glazed uPVC conservatory built on a brick dwarf wall with plastered and painted finish to inner walls and including back of house wall, opal polycarbonate roofing system, ceiling light/fan, wall mounted radiator with thermostatic valve, ceramic tiled flooring, French doors leading onto the wooden decked patio seating area and to the garden

Stairs from the kitchen/diner lead to 1st floor

Landing with ceiling point, fully fitted carpeted floor, decorative coving, loft hatch allowing access to loft space, painted walls smoke alarm, white uPVC double glazed window with diamond lead overlooking front aspect, wall mounted radiator, door to storage airing cupboard and doors to;

Master Bedroom: 3.52m x 3.58m

Ceiling point, painted walls, decorative coving, fully fitted carpeted flooring, wall mounted radiator with thermostatic valve, white double glazed uPVC window, with diamond lead overlooking the rear garden area.

Rear Bedroom: 2: 3.52m x 2.60m

Ceiling point, painted walls and featured papered wall, decorative coving, fully fitted carpeted flooring, wall mounted radiator with thermostatic valve, white double glazed uPVC window, with diamond lead overlooking rear garden, built-in storage wardrobe with double doors.

Front Bedroom: 3: 2.63m x 2.40m

Ceiling point, painted walls, decorative coving, fully fitted carpeted flooring, wall mounted radiator with thermostatic valve, white double glazed uPVC window with diamond lead overlooking front of property.

Bathroom: 2.33m x 1.88m

Three piece bathroom suite consisting of white paneled shower bath with mixer shower over, glass over-bath screen, white low level closed coupled WC and large white rectangular hand wash basin with mixer tap set into a storage vanity unit, ceiling point, vinyl floor, painted walls, ceramic tiled walls, white double glazed uPVC window with diamond lead and obscure glass overlooking front aspect, shaving point, chrome heated towel rail and extractor vent.

Outside - front

Block paved driveway with space for at least two vehicles, plants and shrubs adorn the side aspect, outside light, brick built link detached single garage with up and over garage door to front and side door giving access to the rear of the property.

Outside - rear

The rear garden has a wooden fenced perimeter with concrete posts and gravel boards, side access from the frontage, wooden decked patio seating area, large lawn area with raised flower beds, an array of plants and shrubs, mature trees, access to garage side door and there is an outside tap.

The area is located within a super fast broadband connected network.