

Philip Laney & Jolly

Copperfield Jacob Ladder Lane, Worcester, WR3 7RT

Guide Price £950,000

4 3 4 B

Philip Laney & Jolly Worcester welcome to the market this substantial and extensively extended four bedroom detached family home, situated on Jacob Ladder Lane in the popular area of Claines, Worcester. Offering generous and versatile accommodation, the property provides excellent family living space together with significant potential to create a self contained annexe, subject to the necessary planning consents.

The spacious living room leads through to a delightful garden room, enjoying views over the impressive and private rear garden. The well appointed kitchen is complemented by an adjoining breakfast room or snug, whilst a separate dining room provides an ideal space for family meals and entertaining.

The utility room provides useful additional household space and gives access to the conservatory, creating a further reception area overlooking the rear garden.

There are four generous double bedrooms, with two benefiting from en suite bathrooms. The main bedroom is a particular feature, with access to its own private balcony, providing a wonderful place to sit and enjoy far reaching views towards the Malvern and Abberley Hills.

A further highlight is the interlinking room leading to the converted garage, currently used as a dog grooming room, gym and additional storage. This area offers excellent flexibility and could provide the basis for creating a self contained annexe or independent living accommodation, subject to planning and building regulations. This could suit a dependent relative, older children, guests or those requiring separate living space.

Outside, the property benefits from a substantial and private rear garden, offering excellent space for outdoor entertaining and family enjoyment. To the front, there is ample off road parking for up to six vehicles with a block paved driveway.

This impressive home combines generous existing accommodation with excellent flexibility and scope for future adaptation.

EPC: B Council Tax Band: F Freehold

Entrance Porch
Composite front door and double glazed windows. Tiled floor. Ceiling light point. Wooden door to:

Entrance Hall
Wooden door with obscure glazed side panels. Karndean flooring. Radiator and two ceiling light points. Karndean flooring, Storage cupboard and stairs rising to first floor.

W C
Obscure double glazed window to the rear aspect. Basin with vanity cupboard and low level WC. White heated towel rail. Karndean flooring. Ceiling light point.

Living Room
Double glazed window to the front aspect. Stone fireplace with gas fire inset. Karndean flooring. Two radiators and ceiling light points. Double glazed sliding patio doors opening to:

Garden Room
Two sets of bi-folding doors opening to the rear garden and enjoying views of the open countryside. Karndean flooring. Contemporary radiator. Ceiling light point. Two Velux windows.

Kitchen
Double glazed window to the rear aspect. Kitchen fitted with a range of wall and base units with integrated dishwasher, one and a half sink and drainer, granite worktop, five burner Rangemaster oven with black hood over. Built-in microwave. Tiled flooring. Opening to:

Snug/Breakfast Room
Double glazed window to the front aspect. Woodburner. Radiator and ceiling light point. Karndean flooring. Breakfast bar. Door to:























Dining Room
Double glazed window to the front aspect. Karndean flooring. Five ceiling spotlights. Radiator.

Utility Room
Composite double glazed stable door. Continuation of matching wall and base units with granite worktops. Sink and drainer. Space and plumbing for washing machine and space for fridge freezer and undercounter tumble dryer and freezer. Wall mounted 'Baxi' boiler. Double glazed window to rear aspect.

Conservatory
Double glazed door to the rear garden. Tiled flooring.

First Floor Landing
Double glazed window to the front aspect. Loft access. Two ceiling light points. Airing cupboard. Doors to all first floor rooms.

Bedroom One
Double glazed windows to the front aspect. Built-in wardrobes. Radiator and ceiling spotlights. Access to the loft. Double glazed patio doors to sun terrace. Balcony with wrought iron railings with far reaching countryside views and of The Malvern's and Abberley Hills

En-suite
Double width walk-in shower, basin with vanity unit and low level WC. Chrome heated towel rail. Ceiling spotlights. Vinyl flooring.

Bedroom Two
Double glazed window to the rear aspect. Built-in wardrobes and desk. Radiator and ceiling light point. Door to:

En-Suite
Obscure double glazed window to the rear aspect. Walk-in double width shower cubicle, wash hand basin with vanity unit and low level WC. Ceiling light point. Vinyl flooring. White heated towel rail.

Bedroom Three
Double glazed window to the front aspect. Radiator and ceiling light point.

Bedroom Four
Two double glazed windows to the front aspect. Built-in wardrobes. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to the rear aspect. Jacuzzi bath, low level WC, shower cubicle and pedestal wash hand basin. Heated towel rail. Vinyl flooring. Ceiling spotlights.

Outside - Front
Accessed via a wrought iron gate the block paved driveway provides ample off road parking. Lawned area and enclosed by hedging.

Outside - Rear
Large patio area with covered BBQ area. Remaining substantial garden laid to lawn and enclosed with hedging and timber panel fencing. Gated access to the side of the property.

COUNCIL TAX WYCHAVON
We understand the council tax band presently to be : F
Council Tax Band :
https://www.gov.uk/council-tax-bands
Wychavon District Council
https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Tenure Freehold
We understand that the property is offered for sale Freehold.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband
We understand currently that Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
272.7 m²

Balconies and terraces
12.5 m²

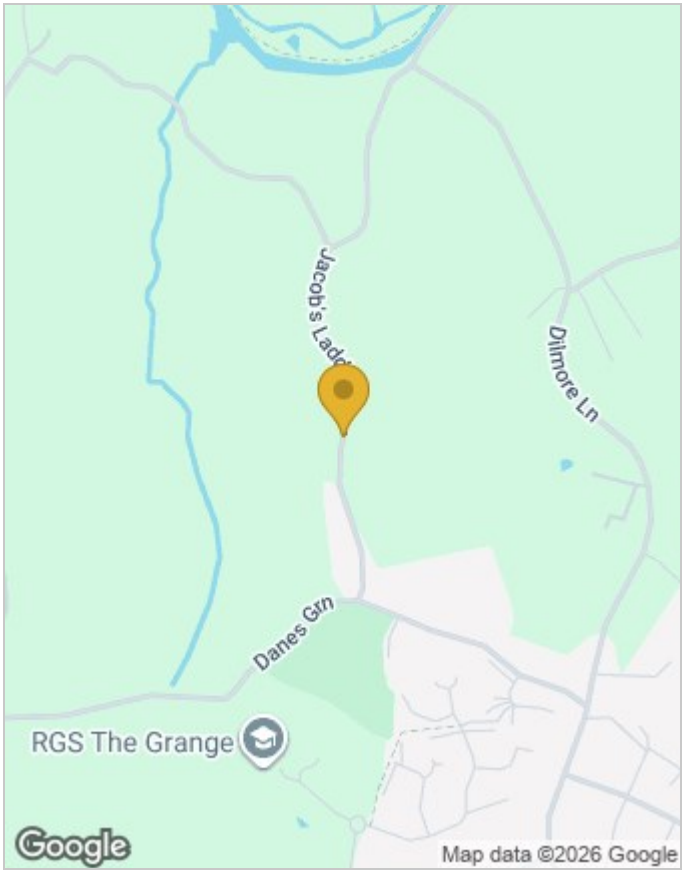
Reduced headroom
1.6 m²

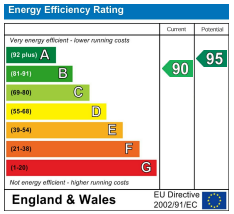
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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