Philip Laney & Jolly



1 Heron Close, Worcester, WR2 4BW

Guide Price £450,000

4 2 2 A

Philip Laney & Jolly are pleased to present this impressive four-bedroom link-detached family home, situated in the desirable residential area of Heron Close, Worcester. Offering spacious and versatile accommodation throughout, this well-appointed home combines modern conveniences with practical family living, making it an ideal choice for growing families or those looking for a little extra space.

The ground floor offers two generous reception rooms, which can be opened up through elegant bifold doors to create a lovely flowing space, ideal for both everyday living and entertaining. The kitchen is well-appointed and provides access to a useful utility room positioned towards the rear of the property. A downstairs WC is conveniently located just as you enter the property, adding further practicality to the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, with the main bedroom benefiting from its own ensuite shower room. The family bathroom is also well-equipped with both a separate shower and bath, providing flexibility for busy households.

One of the standout features of this home is its excellent energy efficiency with an impressive EPC rating of A. The property benefits from solar panels with battery storage, EV charger and a water softener system. This makes it an increasingly attractive choice for buyers looking to benefit from improved energy efficiency and potentially lower running costs.

A particular feature of this property is its generous plot, which benefits from additional outside space to both the front and side, providing an attractive sense of space around the home and offering further potential for outdoor enjoyment. The property benefits from a double garage, providing excellent storage and parking facilities, together with ample off-road parking.

Close to local amenities and Worcester city centre, this spacious family home offers versatile accommodation, practical features and excellent energy efficiency.

EPC: A

Entrance Hallway
Two ceiling light points. Front door with double glazed window and double glazed window panel to side. Radiator. Stairs rising to first floor. Doors off to:

WC
Ceiling light point. Pedestal wash hand basin. Half tiled walls. Low level WC. Chrome heated towel rail. Cupboard housing water softener machine.

Living Room
Double glazed bay window to front aspect. Ceiling light point. Radiator. Marble and Lakeland stone fireplace with gas fire inset. Bifold doors into:

Dining Room
Double glazed sliding door that leads into rear garden. Radiator. Ceiling light point. Door off to:

Kitchen
Double glazed window to rear aspect. Matching wall and base units with worksurfaces over. Mixer tap with filtered water supply. Integrated 'AEG' double oven and undercounter fridge. Stainless steel one and a half bowl sink. Tiled splashback. Five ring gas hob. Space and plumbing for dishwasher. Under counter lighting, ceiling spotlights and ceiling light point. Radiator. .























Rear Lobby/Porch
Tiled floor. Built in cupboards. Wall hung Worcester Bosch combination boiler. Double glazed obscure door to rear. Door leading to:

Utility Room
Double glazed window to rear aspect. Stainless steel sink and drainer. Chrome heated towel rail. Space and plumbing for washing machine and tumble dryer. Matching wall and base units with worksurfaces over. Tiled walls.

Landing
Ceiling light point. Access to loft. Doors off to all rooms.

Bedroom One
Two double glazed windows to front aspect. Two ceiling light points. Radiator. Built in wardrobes.

Ensuite
Obscure double glazed window to side aspect. Chrome heated towel rail. Shower cubicle with electric Mira shower over. Wash hand basin inset into vanity unit. Low level WC. Ceiling spotlights. Extractor fan.

Bedroom Two
Double glazed window to front aspect. Ceiling light point. Radiator. Built in wardrobes.

Bedroom Three
Double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom Four/Study
Double glazed to rear aspect. Radiator. Ceiling light point.

Bathroom
Obscure double glazed window to side aspect. Panelled bath with mixer tap and handheld shower over. Shower cubicle with electric Mira shower over. Low level WC. Wash hand basin inset into vanity unit. Ceiling spotlights. Heated towel rail.

Double Garage
Power and lighting. Electric and remote control roller doors.

Rear Garden
Large patio seating area. Majority of the garden laid to lawn with planted borders of mature shrubbery. Raised seating area in the rear corner. Gated access to the front of the property providing extra security and space for camper/caravan storage. Enclosed by timber panelled fencing. Outdoor electricity socket. Outdoor shower point.

Parking
Parking for the property is off road parking for multiple vehicles.

COUNCIL TAX WORCESTER
We understand the council tax band presently to be : D
Worcester Council
https://www.worcester.gov.uk/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.



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

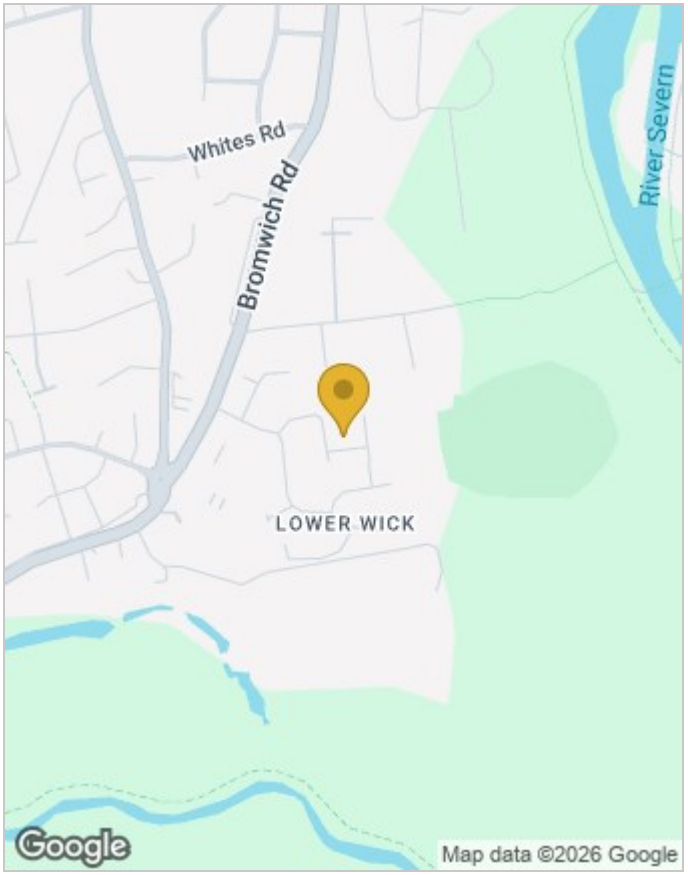
Approximate total area(1)
130.3 m²

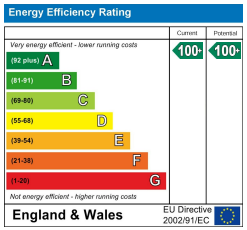
(1) Excluding balconies and terraces

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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