



44 Rainbow Hill, Worcester, WR3 8NL  
Offers Over £425,000

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PLJ Worcester are delighted to bring to the market 'Nook Cottage', a charming four-bedroom detached cottage rich in character and offers beautifully well-proportioned accommodation, set back from the road behind a large frontage with off-road parking for multiple vehicles, a detached garage, and a front patioed garden that creates an attractive and private approach.

Inside, the property blends traditional charm with practical family living. The accommodation briefly comprises a welcoming entrance hall, a fitted kitchen, a comfortable living room, a separate dining room, and a bright conservatory enjoying views over the garden. A downstairs shower room adds further convenience. To the first floor are four well-proportioned bedrooms and a family bathroom, offering flexible space for families, guests, or home working.

A standout feature of the property is the large, expansive rear garden, thoughtfully arranged over multiple tiers. The garden offers a wonderful combination of patio seating areas, lawns, and raised beds, providing both excellent entertaining space and a peaceful retreat, ideal for keen gardeners, those who enjoy outdoor living and families seeking plenty of outside space.

Situated in the popular WR3 area of Worcester, north of the city centre, the property enjoys close proximity to a wide range of amenities, including shops, schools, and transport links, while still offering a sense of privacy and seclusion.

This delightful cottage combines character, space, and location, making it a truly appealing home.

EPC: D Council Tax Band: C Tenure: Freehold

## Front

Large block paved driveway to the front of the property providing off road parking for multiple vehicles. Access to the detached garage. Gate and block paved path leads to the front door with a patioed front garden either side.

## Hallway

Obscure double glazed entrance door and obscure double glazed side panel. Understairs storage. Radiator and two ceiling light points. Stairs rising to first floor. Doors off to:

## Living Room

Double glazed sliding doors. Fireplace with gas fire. Radiator and ceiling light point.

## Conservatory

Double glazed sliding doors to rear garden and double glazed windows throughout with glass roof. Radiator and ceiling spotlights.

## Dining Room

Double glazed French doors to garden and double glazed window to side aspect. Radiator and ceiling light point.

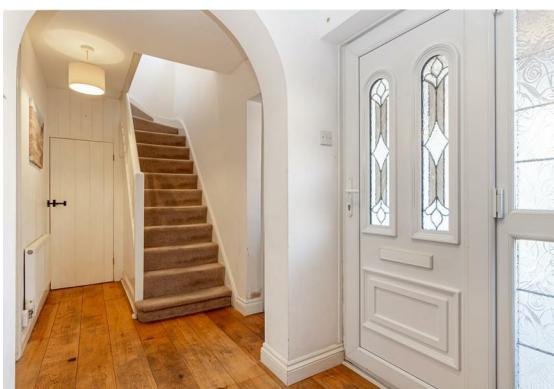
## Kitchen/Diner

Double glazed window and obscure double glazed door to front aspect. Kitchen fitted with a range of matching wall and base units with work surface over and breakfast bar. Space for cooker, dishwasher, washing machine, tumble dryer and fridge freezer. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Radiator and ceiling light point.

## Shower Room

Obscure double glazed window to side aspect. Shower cubicle with electric shower, vanity unit with wash hand basin and low level WC. Tiled walls. Radiator and ceiling light point.





## First Floor Landing

Double glazed window to front aspect. Loft access. Corner storage cupboard and two ceiling light points.

## Bedroom One

Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.

## Bedroom Two

Double glazed window to side aspect. Ceiling spotlights and wall light. Radiator.

## Bedroom Three

Double glazed window to rear aspect. Radiator and ceiling light point.

## Bedroom Four

Double glazed window to front aspect. Radiator and ceiling light point. Built-in wardrobes.

## Bathroom

Obscure double glazed window to side aspect. Panelled bath, Quadrant shower cubicle with mains fed shower, vanity unit with wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Extractor fan and ceiling spotlights.

## Rear Garden

A large expansive rear garden with multiple tiers. Initial patio seating area with gated side access. Steps lead onto a lawned area with planted borders consisting of trees and shrubs. More steps lead onto a further patio area with planted borders and a path taking you to the top of the garden with raised beds either side. Additional patio seating area at the top then leads onto an open lawned section, planted with a variety of trees and shrubs.

## Garage

Detached garage with wooden doors and windows to side aspect. Power.

## Parking

Parking for the property is to the front with detached garage and driveway providing off road parking for multiple vehicles.

## 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.

## Floorplan

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.

## Council Tax Worcester

We understand the council tax band presently to be : C  
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).

## Broadband

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

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

<https://www.openreach.com/fibre-checker/my-products>

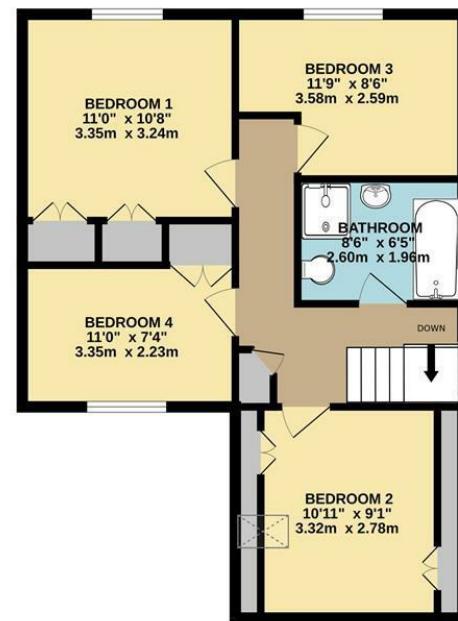
## Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

GROUND FLOOR



1ST FLOOR



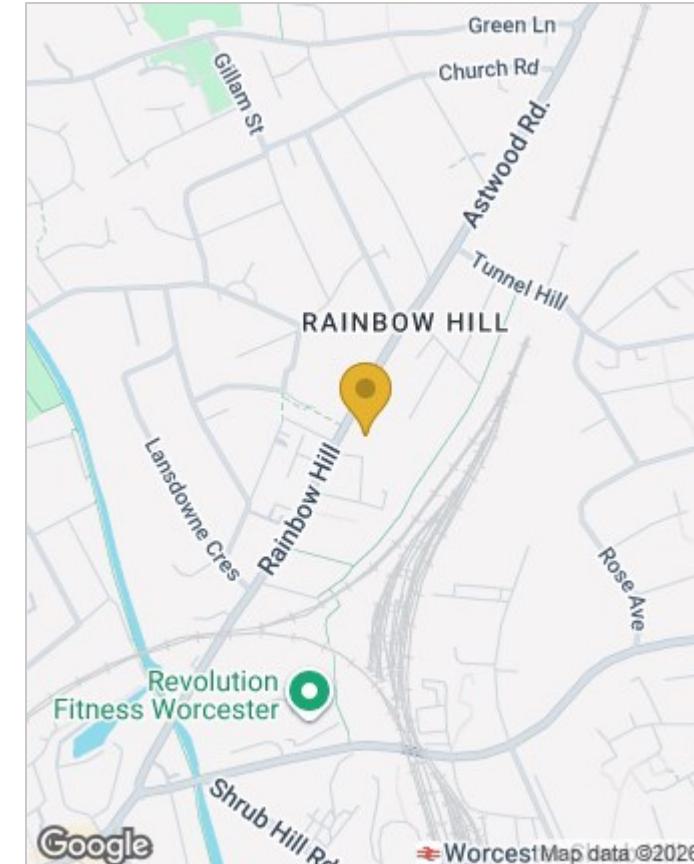
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for marketing purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	