Philip Laney & Jolly



39 Timberdine Avenue, Worcester, WR5 2BD

Asking Price £650,000

6 4 3 C

PLJ Worcester are delighted to bring to the market situated in the highly sought-after Battenhall area of Worcester, this substantially extended and very well presented six-bedroom detached family home which offers spacious and versatile accommodation arranged over three floors. Ideally located within walking distance of Worcester city centre, popular green spaces and well-regarded local schools, the property is perfectly suited to modern family living.

A welcoming entrance hall leads to the generous ground floor accommodation, which includes a spacious living room to the rear, a cosy sitting room with a log-burning stove, and a separate dining room, providing excellent space for both everyday living and entertaining. The contemporary kitchen/diner is a particular feature of the home, fitted with a central island and ample storage, creating an ideal family hub. A separate utility room and downstairs WC add further practicality.

Also located on the ground floor is a versatile double bedroom with its own en-suite bathroom, making it ideal for guests, multi-generational living or those seeking ground floor bedroom facilities.

The first floor offers four further bedrooms, including one with an en-suite bathroom. A separate office room provides an ideal work-from-home space, while two additional shower rooms serve the remaining bedrooms.

Occupying the top floor is a further loft-converted bedroom with an en-suite WC, offering flexible accommodation suitable for a bedroom or hobby space.

Outside, the property benefits from a private and pleasant rear garden, providing a wonderful space for outdoor dining, entertaining and family enjoyment.

Beautifully presented throughout and offering an impressive amount of living space, this exceptional family home combines flexibility and convenience in one of Worcester's most desirable residential locations. Early viewing is highly recommended to appreciate the size and quality of accommodation on offer.

EPC: C

Hallway
Obscure double glazed entrance door and windows. Ceiling spotlights and two ceiling light points. Radiator. Solid oak flooring. Opening to:

Dining Room
Double glazed window to front aspect. Solid oak flooring. Radiator and ceiling light point. Wall and base units including larder cupboard with work surface over. Double doors to:

Living Room
Double glazed window to rear aspect and double glazed French doors to rear garden. Ceiling light point and wall lights. Radiator.

Sitting Room
Double glazed bay window to front aspect. Fireplace with log burner. Radiator and ceiling light point.

Kitchen Diner
Double glazed window to rear aspect and double glazed French doors to rear garden. Modern wall and base units with worksurface over. Kitchen island with worksurface and base units. Integrated double oven, warming drawers, dishwasher, microwave and hob with extractor over. Space for fridge freezer and dishwasher. One and a half bowl sink and drainer with waste disposal unit. Stainless steel circular sink with a boiling water tap. Karndean flooring. Ceiling spotlights and three ceiling light points. Radiator.























Utility Room
Double glazed window to rear aspect. Modern wall and base units with work surface over. Stainless steel sink with mixer tap. Space for washing machine and tumble dryer. Heated towel rail. Ceiling light point. Karndean flooring.

WC
Obscure double glazed window to side aspect. Wall mounted wash hand basin and low level WC. Panel splashback. Heated towel rail. Ceiling light point.

Bedroom 2
Double glazed window to side aspect, double glazed door and double glazed Velux window. Radiator and ceiling light point.

En-Suite
Obscure double glazed window to side aspect. P shaped bath with shower attachment, pedestal hand wash basin and low level WC. Heated towel rail. Extractor fan and ceiling light point. Karndean flooring.

First Floor Landing
Double glazed window to side aspect. Storage cupboard housing boiler. Understairs storage cupboard. Radiator and three ceiling light points.

Bedroom 1
Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.

En-Suite
Obscure double glazed window to side aspect. Panelled bath with shower attachment, wall mounted vanity unit inset with wash hand basin and low level WC. Tiled walls. Ceiling light point and extractor fan.

Bedroom 3
Double glazed window to rear aspect. Radiator and ceiling light point. Pedestal hand wash basin.

Bedroom 4
Double glazed bay window to front aspect. Radiator and ceiling light point.

Bedroom 5
Double glazed window to rear aspect. Wall mounted wash hand basin. Radiator and ceiling light point.

Office
Obscure double glazed window and double glazed window to side aspect. Two ceiling light points and radiators. Room split into two sections.

Shower Room
Obscure double glazed window to front aspect. Walk-in shower with mains fed rainfall shower, wash hand basin and low level WC inset to vanity unit. Tiled walls and floor. Heated towel rail. Two ceiling light points.

Shower Room 2
Shower cubicle with electric shower, vanity unit inset with wash hand basin and low level WC. Heated towel rail. Ceiling light point and extractor fan. Tiled walls and floor.

Second Floor

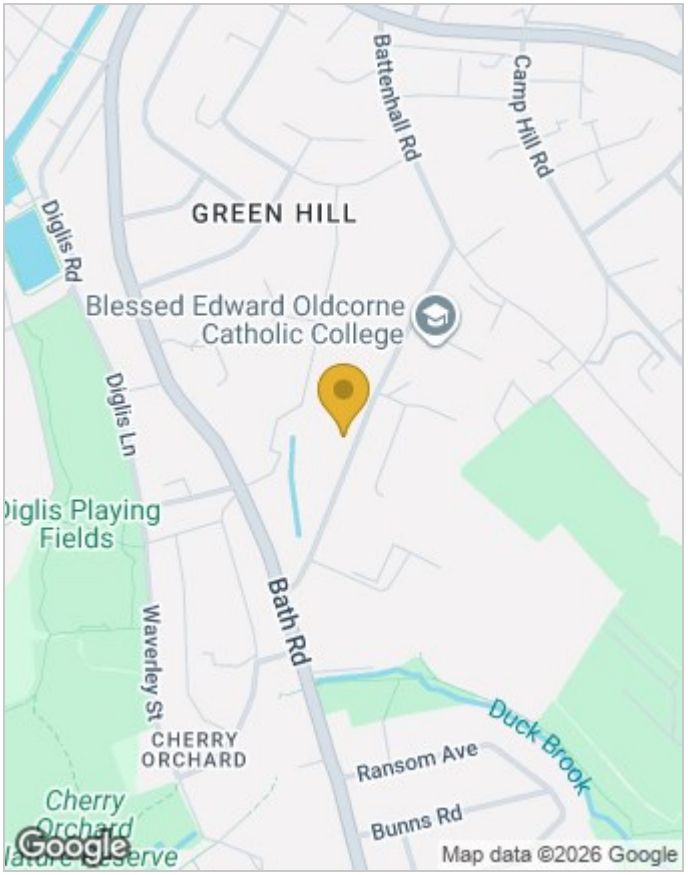
Bedroom 6
Three double glazed Velux windows and double glazed window to side aspect. Built-in wardrobe. Ceiling spotlights and radiator.

En-Suite WC
Double glazed Velux window. Wash hand basin and low level WC. Ceiling spotlights and extractor fan.

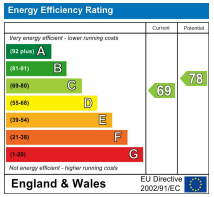
Rear Garden
A private and enclosed rear garden with timber panel fencing. Block paved seating area with large lawned area and planted borders. BBQ shelter with outdoor power socket. Gated side access to both sides. Shed with lighting and power (split into two sections). Outdoor tap. Outdoor power socket.

Parking
Parking for the property is via the driveway to the front. There is also an electric car charging unit installed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.

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