

Connells

Tantallon Close
Berkeley Beverborne

Tantallon Close, Berkeley Beverborne, Worcester, WR4 0EW

For Sale
offers over **£400,000**







Property Description

A detached family home in the design of a Bryant Victoria, set in a cul de sac in the popular area of Warndon Villages. There is access to local amenities including schools, shops, Worcester Royal Hospital and transport links.
This family home has hall, sitting room, dining room, conservatory, breakfast kitchen, utility, cloakroom. There are four bedrooms, en-suite and family bathroom. The rear garden is enclosed, with foregarden, driveway and part converted garage. There is double glazing and gas fired central heating.

Location

Berkeleys
The Berkeleys are one of four villages that make up Warndon Villages and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub and a Travel Lodge. The Berkeleys is also home to St Nicholas Church and an Evangelical Church.

Berkeley Beverbourne
This property is located in Berkeley Beverbourne, an area within the main Berkeley village. This area was also built by the prestigious Bryant homes. Schools' catchment is fantastic with the local primary being Cranham Primary and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.
The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is just over a mile from the area giving easy access to the areas surrounding Worcestershire.

Accommodation Details

This family home has hall, sitting room, dining room, conservatory, breakfast kitchen, utility, cloakroom. There are four bedrooms, en-suite and family bathroom. The rear garden is enclosed, with foregarden, driveway and part converted garage. There is double glazing and gas fired central heating.

Property Details

Ground Floor

Canopied Porch, wood part glazed door to hall.

Reception Hallway

Ceiling light, radiator, doors to cloakroom, dining room, sitting room, breakfast kitchen, stairs to the first floor, under stairs storage cupboard, wooden flooring.

Cloakroom

Front facing window, WC, wall mounted wash hand basin with tiled splash back, ceiling light, radiator, wooden floor.

Sitting Room

Two side facing windows, front facing bay window, Adam Style fireplace with wooden mantle, tiled insert and living flame gas fire, coving to ceiling, dado rail, two wall light points, double radiator, wooden flooring.

Dining Room

Ceiling light, coving to ceiling, dado rail, radiator, wooden flooring, part glazed wooden double doors to conservatory.

Conservatory

"P" shaped conservatory constructed of part brick and uPVC double glazing, french doors to garden, door to part converted garage.

Part Converted Garage

Rear facing window, the garage is a useful office space with door to storage with the up and over garage door.

Kitchen

Rear facing window, Belfast sink with mixer tap over, wooden work surfaces, larder unit housing double stainless steel oven, integral fridge/freezer, integral dishwasher, electric hob, a range of wall and floor mounted units, wooden breakfast bar, recess spot lights, ceramic tiled floor, archway to utility.

Utility

Door to garden, wall mounted boiler, circular sink inset sink, wall and floor mounted units, space and plumbing for washing machine, further appliance space.

First Floor

Landing

Access to loft space, airing cupboard, doors to bedrooms and bathroom, ceiling light.

Bedroom One

Side and front facing window, two built in double wardrobes, ceiling light. radiator, door to en-suite.

En-Suite

Side facing window, shower, WC, vanity unit with inset wash hand basin, radiator.

Bedroom Two

Rear facing window, built in single wardrobe, ceiling light, radiator.

Bedroom Three

Rear facing window, built in wardrobe, ceiling light, radiator.

Bedroom Four

Front facing window, ceiling light, radiator.

Bathroom

Rear facing window, bath with shower attachment, WC, wash hand basin, ceiling light, radiator, part tiled walls, wooden floor.

Outside

Outside Front

To the front is bloc paved drive way, providing off road parking for several vehicles and established borders, gated access to the rear.

Outside Rear

Gated access to front, low maintenance enclosed garden, with several seating areas, feature landscaping to the centre, established borders.

Services

All services are connected.







Ground Floor **First Floor**

Total floor area 136.2 m² (1,466 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Directions to this property:

From our Warndon Villages office turn left onto Mill Wood Drive and at the junction, turn left onto Plantation Drive. At the roundabout, turn right onto Wood Green Drive and continue straight over the next roundabout. Turn right into Chepstow Avenue and right into Ludlow Avenue. Take the next right into Tantallon Close and the property will be found on the left hand side.

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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