

Philip Laney & Jolly

4 Lark Hill Road, Worcester, WR5 2EF

Guide Price £665,000

4 3 2 B

Philip Laney & Jolly Worcester are delighted to introduce this immaculately presented and exceptionally spacious four-bedroom detached home, situated within an exclusive small development built in 2019. Located on the popular south side of Worcester, the property is within walking distance of a range of local amenities, whilst also being conveniently positioned for Worcester city centre, the M5 motorway and excellent transport links.

Beautifully presented throughout, the property offers a high-quality finish and generous living accommodation, with the impressive open-plan kitchen/dining/living room forming the heart of the home. This superb space provides ample room for both everyday family life and entertaining, with two sets of bi-folding doors opening onto the rear garden, creating a wonderful connection between the inside and outside.

The contemporary kitchen features a central island with breakfast bar, a range of integrated appliances and excellent storage. Further ground-floor accommodation includes a separate snug, useful utility room, WC and a part-converted garage providing excellent additional storage space.

Upstairs are four well-proportioned double bedrooms, with two benefiting from contemporary en-suite shower rooms. The principal bedroom also features built-in wardrobes, while a modern family bathroom serves the remaining bedrooms.

Outside, the private rear garden has been thoughtfully landscaped with a large patio seating area, lawn and planted borders. A particular benefit is the insulated home office, complete with lighting and power, providing an ideal dedicated workspace away from the main house.

To the front is a well-maintained garden and block-paved driveway providing parking for several vehicles plus an electric vehicle charging point.

A superb modern family home combining generous accommodation, stylish interiors and excellent outside space, all within a convenient south Worcester location.

EPC: B Council Tax Band: G Freehold

Porch
Entrance door. Obscure double glazed side panel. Radiator. Ceiling light point.

Hallway
Ceiling spotlights. Radiator. Steps down to;

Kitchen/Dining/Living Room
Double glazed bi-folding doors to rear garden. Obscure double glazed window to side aspect. Tiled flooring. Ceiling spotlights and light points. Two radiators. Kitchen area consists of contemporary wall and base units with work surface over. Island with breakfast bar. Integrated' Neff' fridge and freezer, double oven and hob with extractor fan over. Integrated Bosch dishwasher. Stainless steel sink with mixer tap which produces boiling water.

Snug
Double glazed window to front aspect. Radiator. Ceiling light point.

Utility Room
Obscure double glazed window to side aspect. Radiator. Ceiling light point. Tiled floor. Contemporary wall and base units with work surfaces over. Shelves. Space and plumbing for washing machine and tumble dryer. Stainless steel sink with mixer tap. Extractor fan.























WC
Obscure double glazed window to side aspect. Ceiling light point. Radiator. Tiled floor. Wash hand basin atop vanity unit. WC. Tiled splashbacks. Extractor fan.

Storage Room
Ceiling light point. Built in storage cupboards. Power sockets.

Landing
Vaulted ceilings. Ceiling light point. Obscure double glazed window to side aspect. Split over two levels.

Bedroom One
Two double glazed window to rear aspect. Ceiling light point. Radiator. Built in wardrobes.

En-suite
Ceiling spotlights. Extractor fan. Heated towel rail. Contemporary suite comprising of double shower cubicle with mains fed shower. Wash hand basin atop vanity unit and low level WC. Tiled floor and walls.

Bedroom Two
Two double glazed windows to rear aspect. Ceiling light point. Radiator.

En-suite
Ceiling spotlights. Extractor fan. Heated towel rail. Tiled floor and walls. Double shower cubicle with mains fed shower. Wash hand basin atop vanity unit. Low level WC.

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

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

Bathroom
Obscure double glazed window to side aspect. Ceiling spotlights. Extractor fan. Heated towel rail. Panelled bath with mixer tap. Quadrant shower cubicle with mains fed rainfall shower. Wash hand basin atop vanity unit. Low level WC. Tiled floor and walls.

Rear Garden
The garden to the rear consists of a large patio seating area and lawn with planted borders. Gated side Access. Home office room which is insulated with lighting and power. Outside tap and power sockets.

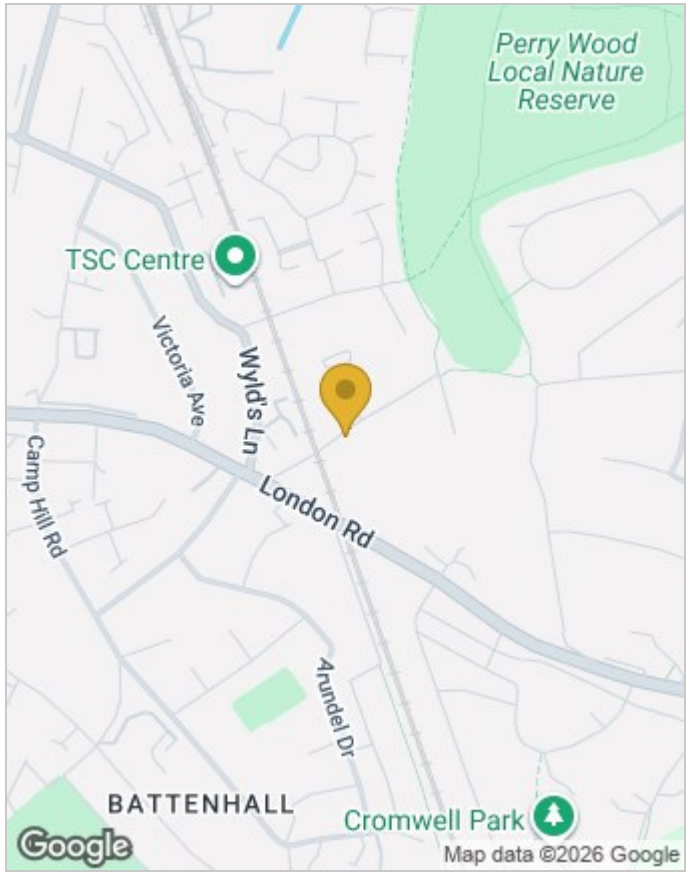
Parking
Parking for the property is available via off-road parking for multiple vehicles.

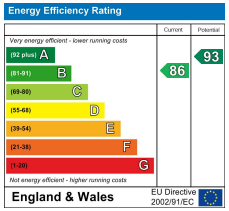
Council Tax Worcester
We understand the council tax band presently to be : G
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

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.







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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/