

29 Evendine Close

Battenhall, Worcester WR5 2D



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29 Evendine Close

Battenhall, Worcester
WR5 2DB

Spacious Four Bedroom Detached Home In The Sought After Area Of Battenhall, Worcester. Situated Opposite Playing Fields With Far Reaching Views Of The Malvern Hills. With Master Bedroom With En-Suite, Dual Aspect Living / Dining Room Approx. 23' x 18', Mature Garden, Owned Solar Panels, Double Garage And Private Parking for Several Vehicles.

- Four Bedroom Detached, Approx. 144 sq.m, In Sought After Battenhall
- Located Opposite Playing Fields With Far Reaching Views Of Malvern Hills
- Master Bedroom With Ensuite, Family Bathroom & Cloakroom
- Approx. 23'3 x 18'1 Dual Aspect Living / Dining Room
- Mature Landscaped Garden With Water Feature & Patio Seating
- Further Development Potential Subject To Planning Permission
- Double Garage & Driveway Parking
- Owned Solar Panels
- Excellent Transport Links – Road, M5 Motorway & Rail
- Direct Rail Links- Malvern, Birmingham, London & Beyond



The Property Benefits A Dual Aspect Living / Dining Room With Views To The Front Over Playing Fields And To The Rear Mature Landscape Garden With Patio Seating, Kitchen With Utility Area, Downstairs Cloakroom. Master Bedroom With En-Suite, Two Further Double Bedrooms And One Single Bedroom / Study, Family Bathroom. In Addition, There Is A Double Garage With Private Driveway Parking For Several Vehicles.

Other Benefits Include Double Glazing, Gas Warm Air Central Heating And Owner Solar Panels.

This four bedroom detached property is set behind a landscaped fore garden laid mainly to lawn with various shrubs, with block paved driveway parking for several vehicles in front of the double garage which leads to a conservatory style enclosed reception porch.

Entrance Porch 7'4 x 6'11

Conservatory Style Entrance Porch

Reception Hall 10'7 x 5'8

Reception Hall with doors leading to Downstairs Cloakroom, Kitchen, Staircase and Dual Aspect Living / Dining Room.



Living / Dining Room 23'3 (max) x 18'1 (max)
Dual aspect "L" shape Living / Dining Room with windows to front aspect with views of the fore garden and playing fields. To the rear windows and doors give access to the mature landscaped garden and water feature. Original Bi-fold room dividing doors, Understairs storage cupboard.

Kitchen & Utility Area 11'9 x 8'7
Side and rear garden aspect kitchen and utility area with range of base and wall units, worktops, integrated Siemens induction hob, Siemens extractor hood, Bosch double oven, space and plumbing for dishwasher, space and plumbing for washing machine, space for under counter fridge and separate freezer space, additional storage and gas warm air central heating boiler. Door giving access to side patio seating area.

Downstairs Cloakroom
Low level W.C. and wash hand basin with obscure window to side.

Staircase
Staircase from reception hall rising to the first floor landing.

Master Bedroom With En-suite 11'11 x 11'5
Front facing with far reaching views over playing fields and the Malvern Hills. Built in wardrobe, over bed storage and En-suite with enclosed shower cubicle with electric shower, low level w.c., wash basin and obscure side window.



Bedroom Two 12'3 x 11'11

Double Bedroom Two front aspect with far reaching views over playing fields and Malvern Hills. Built in wardrobes and over bed storage.

Bedroom Three 11'7 x 8'11

Double Bedroom Three, rear facing with views over mature landscaped garden and built in wardrobes.

Bedroom Four 7'11 x 7'7

Bedroom Four / Study, rear facing with views over mature landscaped garden.

Family Bathroom

Rear facing with obscure glazed windows, shower cubicle with electric shower, low level w.c., wash hand basin and bath.

Garden

Mature, enclosed landscaped rear garden accessed with from either the Kitchen or Living / Dining Room with wrap around patio seating and path leading up to landscaped mature garden with borders and trees, further seating area and additional compost area.

Side Access

To the side of the property is a storage area housing solar panel batteries and meters, garden shed, rear access to the double garage, outside water tap and private side gated access to the front of the property.

Roof

Owner owned solar panels.



Double Garage 15'11 x 14'9

Double Garage with power and light. Access either from the rear private access door or via double up and over garage doors to the front.

Driveway

Private blocked paved driveway with parking for several of vehicles.

Tenure: FREEHOLD

EPC Rating: D

Local District Council: Worcester

Council Tax Band: E

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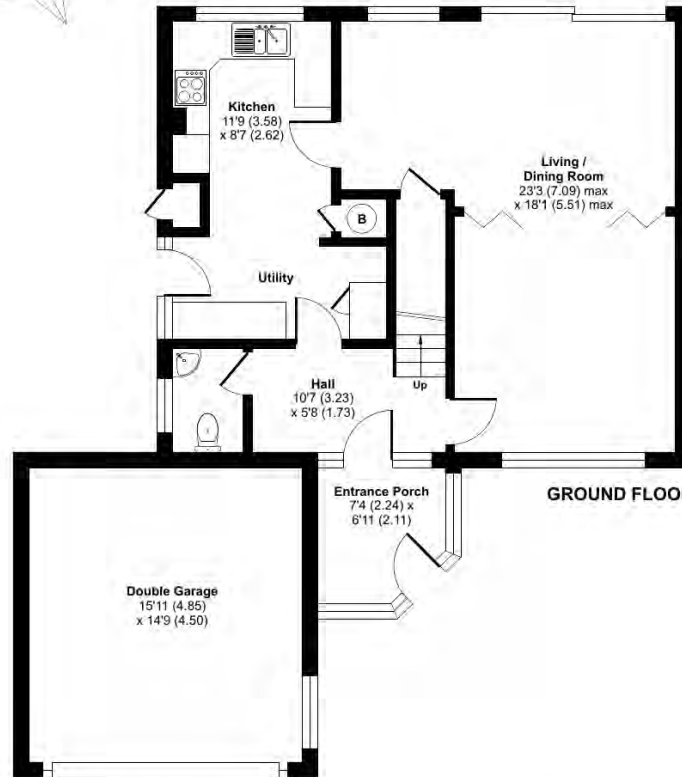
Evendine Close, WR5

Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 235 sq ft / 21.8 sq m

Total = 1551 sq ft / 144 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©rickscm 2021
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