



It's who  
you move  
with.

# Hoskyns Avenue, Worcester, WR4 0LL

£425,000

 4  3  2



Access is via front door leading into the generous hallway with stairs to first floor and storage cupboard. The lounge is towards the front aspect with feature curved window and fireplace, making this the perfect spot to relax and unwind. The kitchen/diner offers base and eye level gloss, soft close units. Built in appliances to include; extractor fan, gas hob, Neff double oven & dishwasher, and full size AEG fridge. Patio doors onto the rear garden, flooding the room with natural light. Utility with additional storage for convenience and plumbing for washing machine. W/C. To the first floor are four bedrooms, with the main bedroom boasting en-suite shower room and fitted wardrobes. The bathroom is a three piece white suite with modern fixture and fittings, half tiled walls and under basin storage. The property benefits from gas central heating, double glazing, rear garden, garage and driveway.

The rear garden is low maintenance, mainly laid to brick patio with a covered section, perfect for garden furniture and outside dining. Remaining is laid to Astro turf. To the front is a single garage with electric roller door. Brick paved driveway and side access.

#### Rooms:

**Garage** 5.48m x 2.59m (17'11" x 8'5")

**WC** 1.64m x 0.85m (5'4" x 2'9")

**Lounge** 3.23m x 5.03m (10'7" x 16'6")

**Kitchen/Diner** 4.77m x 6.55m (15'7" x 21'5") max

**Utility Room** 2.21m x 1.59m (7'3" x 5'2")

#### Stairs

**Master Bedroom** 3.24m x 3.18m (10'7" x 10'5") max

**Ensuite** 2.48m x 0.94m (8'1" x 3'1")

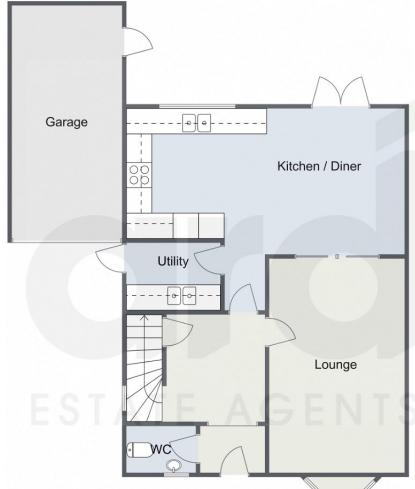
**Bedroom 2** 3.25m x 2.73m (10'7" x 8'11")

**Bedroom 3** 2.2m x 3.17m (7'2" x 10'4")

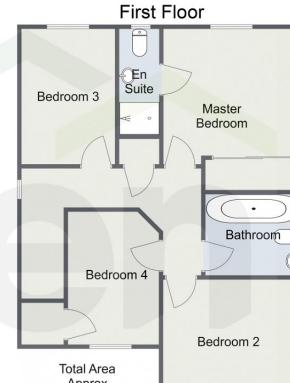
**Bedroom 4** 3.11m x 2.17m (10'2" x 7'1") max

**Bathroom** 1.91m x 2.26m (6'3" x 7'4")





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



Total Area  
Approx  
124.1 sq m  
1335.8 sq ft

- Detached Family Home
- Lounge and Kitchen/Diner
- Utility and W/C
- Four Bedrooms, En-Suite and Family Bathroom
- Garage, Rear Garden and Driveway
- Warndon Villages Location

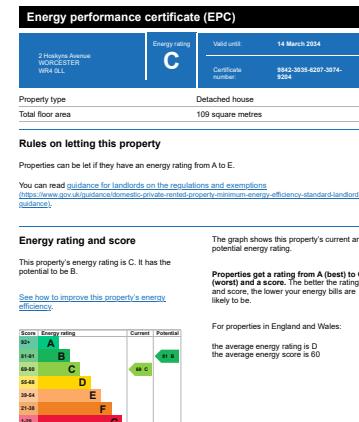


For more information on this house or to arrange a viewing please call the office on:  
**01527 540 654**

Alternatively, you can scan the QR to view all of the details of this property online.



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14