



Offers In Excess Of £390,000

4 Bedroom Detached House for sale  
7 Lundy Row, Worcester



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## Overview

WOW EWEmove NO CHAIN , one owner since new! Immaculate 4 bedroom detached in a quiet cul de sac, located in the centre of St. Peter's. With additional hexagonal conservatory and a blocked paved driveway, the mature well maintained gardens presents a fabulous frame for this ideal family forever home.



## Key Features

- NO CHAIN
- Close to Excellent Local Transport Links
- Close to Excellent Local Amenities
- Good Size Family Gardens
- Close to Local Park









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Less than 5 minutes walk from St. Peter's Tesco, Battenhall Park and easy access onto the M5, St. Peter's is known for it's location. This freehold home delivers even more, as it's quiet spot in a cul de sac, is ideal .

Next to the integrated single garage, is the subtle green front door, leading into the hallway and to your right is the generous double aspect sitting room, with views of the cul-de-sac.

Further down the hallway is the downstairs cloakroom and then into the large family dining room which is partial open plan into the fully fitted, light and airy kitchen. This has the potential to be opened up into a large modern kitchen diner?

The utility room also provides a second direct access into the garden.

The dining room has large sliding doors , which lead into an amazing hexagonal conservatory, with French doors access into the extremely well maintained, mature, enclosed family sized garden.

Heading back into the hallway of the home, the staircase twists around and opens up into a airy landing with double door storage cupboard for all those towels and sheets you need somewhere to store.



Off each corner of the landing, you find each of the four bedrooms, three doubles and one large single, presently used as a craft room by the owner. This home was built in 1999, at a time when builders put wardrobes in all rooms! So, each bedroom has built in wardrobes as well!

The main bedroom also has a recently replaced en-suite shower room. The main bathroom, although original, looks almost brand new!

An extremely rare opportunity to live in one of the most sought after areas in St. Peters. Local schools are Whittington Primary, Cherry Orchard Primary and Nunnery Wood Secondary, with a 7 minute drive into central Worcester and 5 minutes from Waitrose and the M5.

All viewings are by appointment only

This home includes:

- 01 - Living Room

4.12m x 3.51m (14.4 sqm) - 13' 6" x 11' 6" (155 sqft)

- 02 - Dining Room

3.82m x 2.89m (11 sqm) - 12' 6" x 9' 5" (118 sqft)

max width

- 03 - Kitchen

3.38m x 2.89m (9.7 sqm) - 11' 1" x 9' 5" (105 sqft)

- 04 - Conservatory

3.94m x 3.01m (11.8 sqm) - 12' 11" x 9' 10" (127 sqft)

max width

- 05 - Garage

17.2m x 2.8m (48.1 sqm) - 56' 5" x 9' 2" (518 sqft)

- 06 - Utility Room

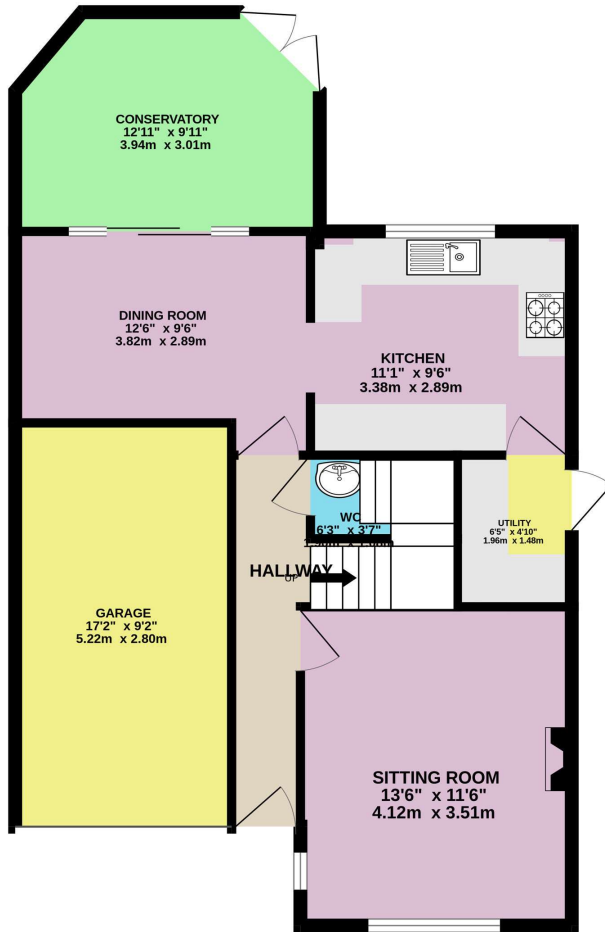
1.96m x 1.48m (2.9 sqm) - 6' 5" x 4' 10" (31 sqft)

- 07 - Cloakroom

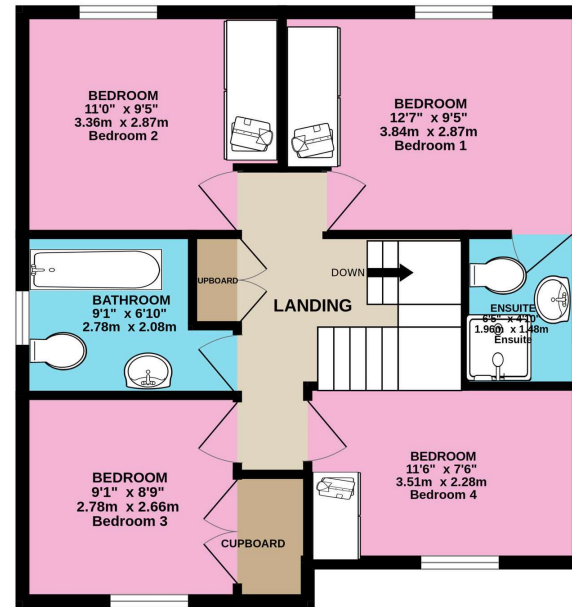
1.8m x 1m (1.8 sqm) - 5' 10" x 3' 3" (19 sqft)

# Floorplans

GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

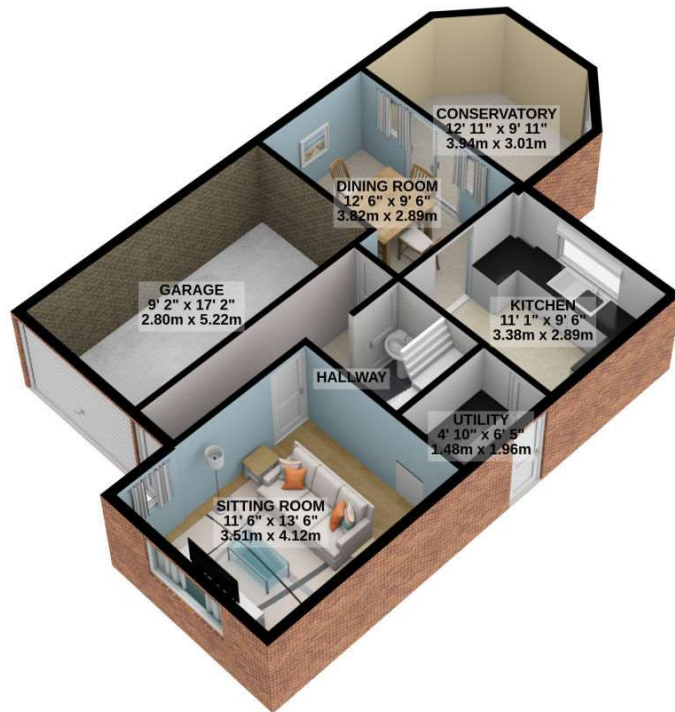
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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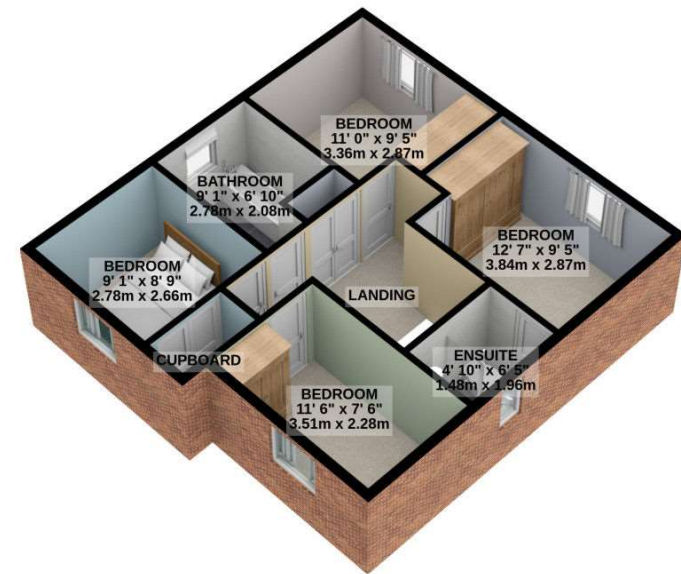


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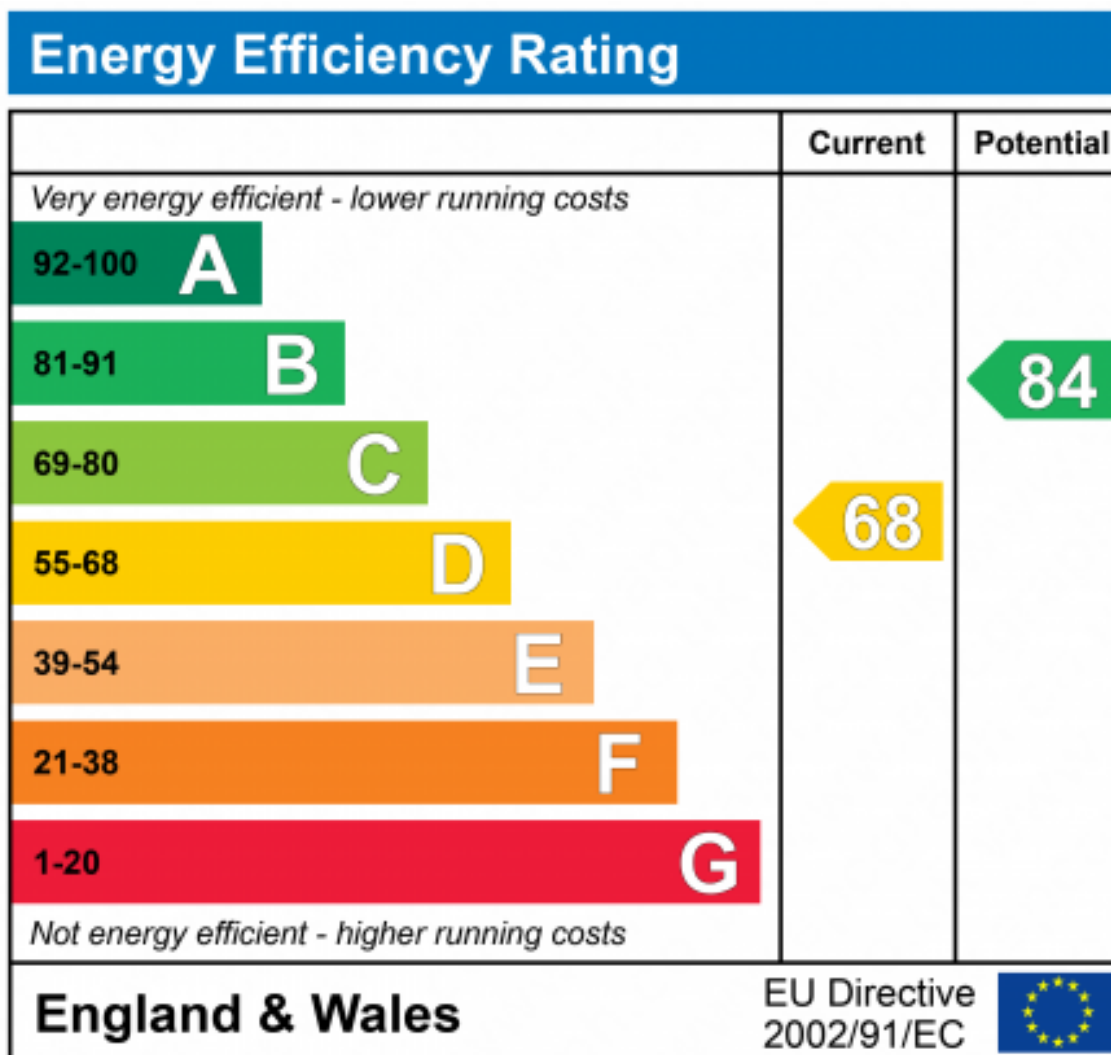
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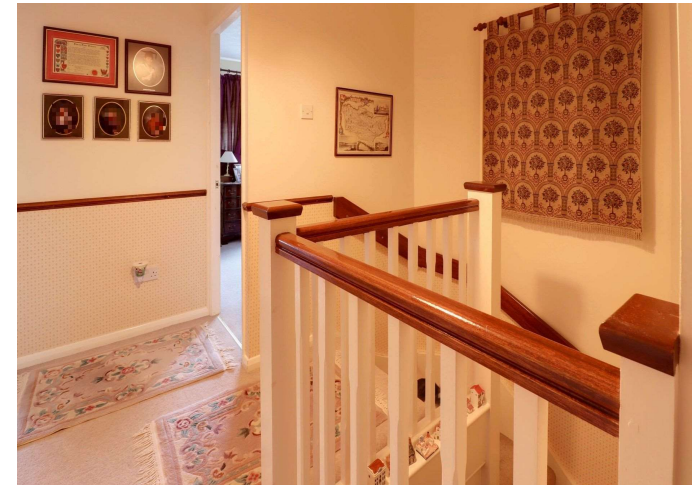
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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