



Offers In Excess Of £350,000

3 Bedroom Detached House for sale

7 FARNE AVENUE, WORCESTER, WORCESTER



**EweMove**  
SALES AND LETTINGS



## Overview

Discover this beautifully presented three-bedroom modern detached home, perfectly situated to capture the sun with its south-facing rear garden.



## Key Features

- South Facing Garden
- Open Plan Kitchen and Dining
- Separate Utility/office
- Driveway Parking for 2 Cars
- Updated Bathroom and Ensuite
- Double Aspect Reception room
- Easy Access to M5 Junction 7. Southern Link Road and Parkway Railway Station
- Cherry Orchard and Whittington Primary Schools and Nunnery Wood Senior









An exquisite modern detached home with South-Facing Garden, designed for contemporary living, this property offers a seamless blend of style and functionality. Discover this beautifully presented three-bedroom modern detached home, perfectly situated to capture the sun with its south-facing rear garden.

Step inside to find a spacious open-plan kitchen and dining area, ideal for entertaining and family life. The white, modern kitchen is well-appointed, while the dining space flows effortlessly, creating a bright and inviting atmosphere.

Beyond the main living area, you'll appreciate the convenience of a separate office/utility room, providing a dedicated space for work or household tasks.

Along the entrance hall, the generous double-aspect reception room provides a versatile space for relaxation and social gatherings, benefiting from an abundance of natural light.



Upstairs, the accommodation comprises three well-proportioned bedrooms. The principal bedroom is a true sanctuary, featuring a modern en-suite bathroom, double space fitted wardrobes and tranquil views over the rear garden. The second bedroom is a large double with fitted robes, enjoying a bright aspect to the front of the property. The third bedroom is a spacious single, also with fitted robes, offering ample storage.

Outside, the property boasts a driveway with parking for two cars, ensuring convenience. Additionally, there's a valuable storage area /garage and with further fitted cupboards on the landing, these are perfect for keeping your home clutter-free.

This superb home combines modern comforts with practical living spaces; all set within a desirable location in the Parish of St. Peters to the South of Worcester.

12' 1" x 9' 10" (3.70m x 3.00m)  
at longest

**Bedroom 3**

9' 1" x 7' 6" (2.78m x 2.30m)

**Bathroom**

6' 6" x 6' 7" (2.00m x 2.01m)

**Ensuite Shower Room**

9' 10" x 6' 6" (3.00m x 2.00m)  
at longest

Mains Utilities

Council Band D

Flood Risk Very Low

Broadband 1800mbp

Phone Vodafone,O2 :Good, EE : ok, 3 :Poor

**Reception Room**

14' 6" x 11' 5" (4.44m x 3.50m)

**Kitchen / Dining Room**

19' 9" x 9' 10" (6.02m x 3.00m)  
2.45m wide in dining area

**Utility Room/ Office**

**Entrance Hall**

5' 6" x 5' 10" (1.70m x 1.80m)

**Downstairs Cloakroom**

6' 2" x 2' 7" (1.90m x 0.80m)

**Shed / Storage / Garage**

9' 10" x 7' 11" (3.00m x 2.42m)

**Bedroom (Double) with Ensuite**

14' 5" x 11' 5" (4.40m x 3.50m)  
at widest

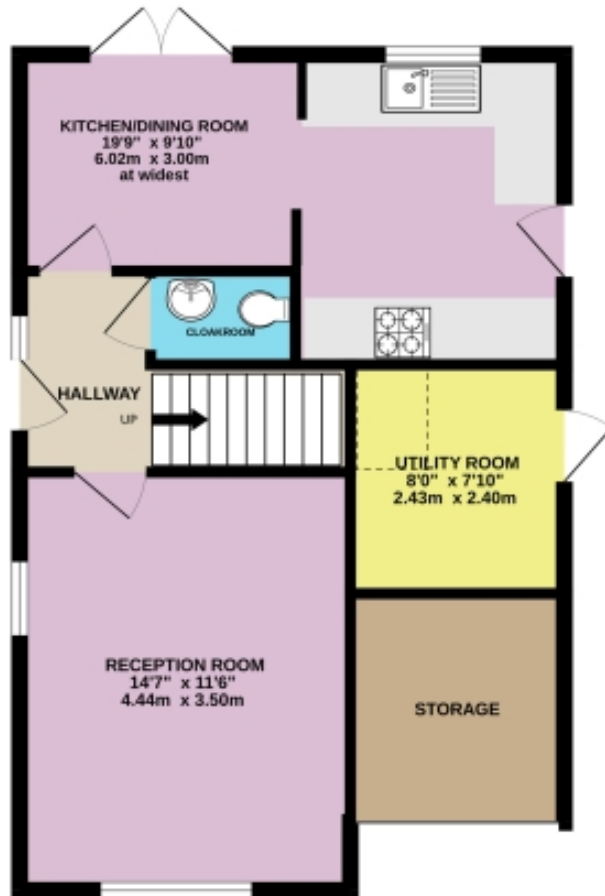
**Bedroom 2**

# Floorplans

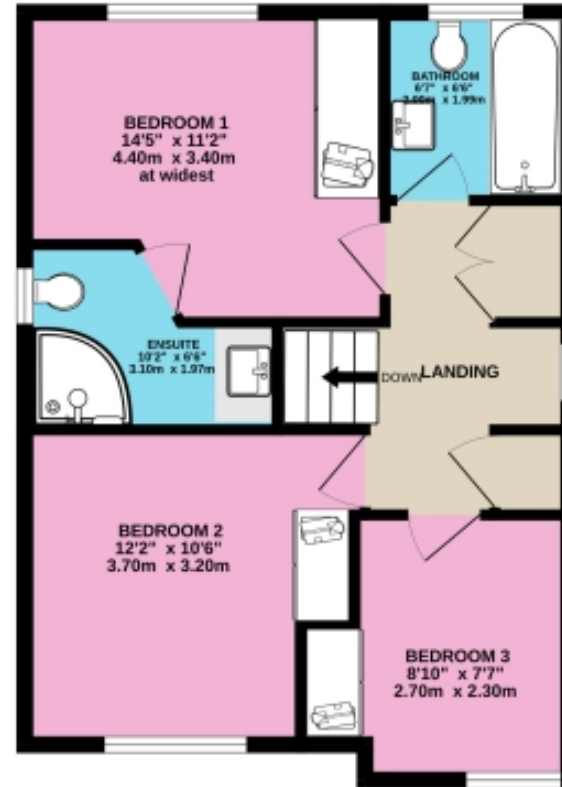


# Floorplans

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



3 BEDROOM, DETACHED, EXCLUDING GARAGE

TOTAL FLOOR AREA : 958sq.ft. (89.0 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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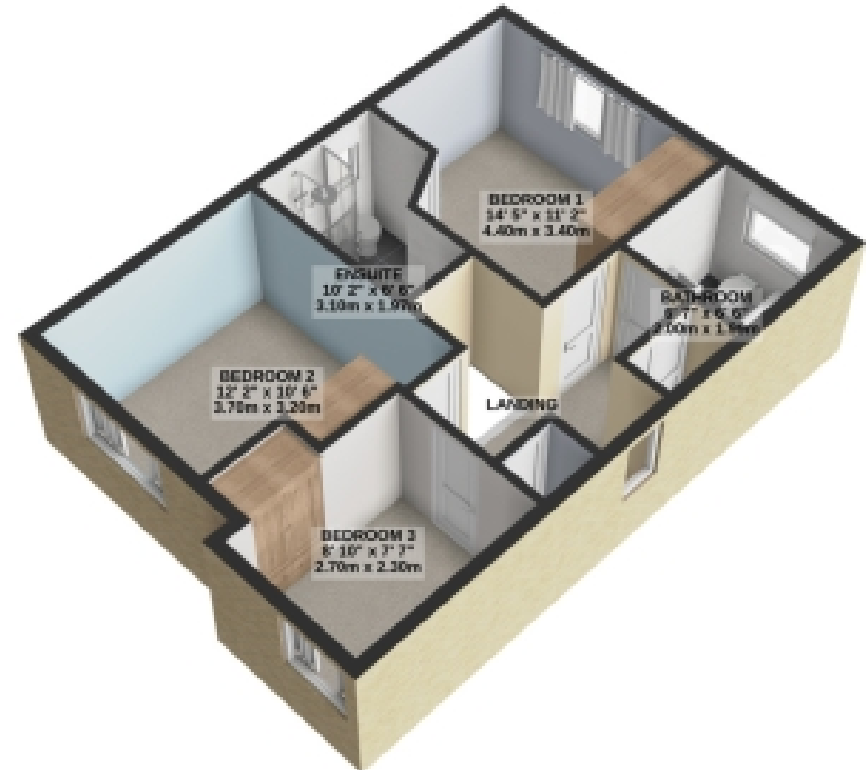


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EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Marketed by EweMove Worcester East

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