



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2a Salamanca Drive, Norton, Worcester. WR5 2PQ

Offers In Region Of £420,000

🛏 4 🚿 2 🚗 2



A four bedroom detached family home, situated in the sought after Norton area of Worcester.

Accommodation comprising: Entrance Hall, downstairs Cloakroom, Dining Room opening into Sitting Room with feature fireplace, Conservatory with doors into garden, Kitchen with matching units and door to rear and Utility Room with door to the side. First floor: Master Bedroom with built in bedroom furniture and En-Suite Shower Room, three further Bedrooms and a Family Bathroom with shower over.

Outside: To the front is a small garden area with driveway for numerous vehicles leading to a tandem Garage with power and lighting. Gated access to the rear initially onto a good size patio with established lawned garden.

Dining Room - 3.5m x 3.1m (11'5" x 10'2")

Sitting Room - 4.8m x 3.5m (15'8" x 11'5")

Conservatory - 3m x 2.8m (9'10" x 9'2")

Kitchen - 3.6m x 3.4m (11'9" x 11'1")

Utility Room - 2.6m x 1.5m (8'6" x 4'11")

Master Bedroom - 3.9m x 3.4m (12'9" x 11'1")

En-suite - 2.3m x 1.4m (7'6" x 4'7")

Bedroom 2 - 4.3m x 3.7m (14'1" x 12'1")

Bedroom 3 - 3.9m x 2.5m (12'9" x 8'2")

Bedroom 4 - 2.5m x 2.3m (8'2" x 7'6")

Bathroom - 2.6m x 1.5m (8'6" x 4'11")





Total area: approx. 140.0 sq. metres (1506.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 4 bedroom detached family home
- Sought after location
- No Onward Chain
- Good size accommodation
- Ample parking for numerous vehicles
- Tandem Garage
- Established rear garden
- Council Tax Band E

