



**12 Norway Close, Leigh Sinton, WR13 5FE**

**£300,000**

An immaculate, modern, three bedroom semi detached home, with driveway and south west facing rear garden in a village cul-de-sac location. The accommodation comprises; canopy porch, entrance hall, sitting room with doors to the rear garden, dining kitchen with appliances and space for table and chairs, cloakroom. Main bedroom with fitted wardrobes and en-suite, two further bedrooms, main bathroom. The property further benefits from; gas central heating, double glazing, driveway for two to three cars, enclosed south-westerly rear garden, and four years NHBC remaining. Viewing a must to appreciate the location and condition of home on offer.



# 12, Norway Close, Leigh Sinton, WR13 5FE

## CANOPY PORCH

Outside courtesy light, part obscure glass double glazed door to:

## ENTRANCE HALL

Ceiling light point, side aspect, radiator, stairs to first floor, Amtico sun bleached oak plank flooring. Doors to:

## SITTING ROOM 15'7" x 11'9" (4.75m x 3.59m)

Rear aspect double glazed double doors leading to rear garden, patio with space for table and chairs and al fresco dining, matching full height windows to either side of doors, ceiling light point, two radiators, large under stairs storage cupboard.

## DINING KITCHEN 14'6" x 8'0" (4.43m x 2.45m)

Front aspect double glazed window, two ceiling light points, smoke alarm, carbon monoxide alarm, fitted kitchen comprising: a range of floor and wall mounted 'Idaho Stone' light grey units with a light coloured quartz effect worktop, one and a half bowl stainless steel sink unit with mixer tap over, integral stainless steel gas hob with oven below and stainless steel extractor over, integral dishwasher, integral washer dryer, integral fridge, integral freezer, wall mounted Ideal boiler in matching cupboard, space for table and chairs, continued Amtico sun bleached oak flooring from hallway.

## CLOAKROOM

Front aspect obscure glass double glazed window, ceiling light point, white suite comprising: pedestal wash hand basin, push flush WC, heated chrome towel rail, continued Amtico flooring from the hall.

## LANDING

Access to roof space, ceiling light point, smoke alarm, large built in over stairs storage cupboard, large airing cupboard with hot water cylinder and slatted shelving, doors to:

## BEDROOM ONE 11'11" x 8'7" (3.65m x 2.62m )

Rear aspect double glazed window with views over garden and between the houses beyond to the Malvern hills in the distance, ceiling light point, built in double wardrobe with hanging rail and shelving, radiator, door to:

## ENSUITE

Side aspect obscure glass double glazed window, ceiling light point, walk in shower cubicle, pedestal wash hand basin with shaver socket to side, push flush WC, heated chrome towel rail, part tiled walls, Amtico flooring.

## BEDROOM TWO 10'0" x 8'5" (3.07m x 2.58m)

Front aspect double glazed window, ceiling light point, radiator.



### **BEDROOM THREE 7'3" x 6'9" (2.23m x 2.07m)**

Rear aspect double glazed window, ceiling light point, radiator, currently used as a dressing room.

### **BATHROOM 6'9" x 6'0" (2.06m x 1.85m)**

Front aspect obscure glass double glazed window, ceiling light point, extractor, white suite comprising: panel bath with shower over and screen to side, pedestal wash hand basin with shaver socket to side, push flush WC, part tiled walls, heated chrome towel rail, Amtico flooring.

### **FRONT GARDEN**

Low maintenance front garden mainly laid to stone chip. A paved path leads to the front door, a tarmac drive to the side provides parking for two/three cars, a pedestrian gate leads to the back garden.

### **REAR GARDEN**

Enclosed lovely rear garden, mainly laid to lawn with a wide patio to the rear of the house with space for table and chairs and al fresco dining, to the rear of the garden is a timber garden shed, pedestrian access to drive to the side.

### **DIRECTIONS**

From Great Malvern proceed along the A449 towards Malvern Link. After approximately half a mile at the traffic lights at Link Top, turn left towards Leigh Sinton. The road forks in three directions, take the right hand fork signed to Leigh Sinton into Newtown Road. Continue along this route to the outskirts of Leigh Sinton. At the T Junction with the A4103 turn left and then an immediate left into Kiln Lane. Follow the road round taking the left turn into Norway Close where the property can be found towards the head of the cul-de-sac on the left hand side, as indicated by the Allan Morris 'For Sale' board.





TENURE: We understand the property to be FREEHOLD but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets and curtains are included.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty. There is a management/service charge of approximately £250 per annum for the upkeep of the shared communal green space and play area on the development.

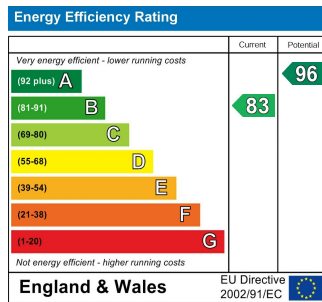
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: B83 Potential: A96

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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