



1 Roselawn

Norton, Worcester, WR5 2PS

Andrew Grant



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 **4 Bedrooms**  **3 Receptions**  **2 Bathrooms**

Freehold / 1,838 sq. ft.

KEY FEATURES:

- Excellent transport links
- Open-plan kitchen/dining area
- Master bedroom with ensuite
- Enclosed garden with patio area
- Conservatory with garden views
- Well-appointed home office
- Integral garage
- Driveway parking

A spacious detached four-bedroom family home located on the outskirts of Worcester with excellent transport links.

Situation

1 Roselawn is located in the village of Norton, which offers amenities such as a public house, a church and St Peter's Garden Centre. It is conveniently situated just 1.4 miles from Worcestershire Parkway Station, providing direct rail routes to Birmingham and London. Additionally, there is easy access to Worcester (3 miles), the M5 motorway and various surrounding commercial centres, including Birmingham (29 miles) via Junction 7 of the M5 at Whittington (1 mile). Please note that all mileages are approximate.

Worcester boasts a wide range of high street shops, restaurants and pubs. The area also provides excellent educational opportunities, with renowned schools such as RGS Worcester, Kings School, and primary schools like The Grange and Kings Hawford.



Approach

Access to the property is via a shared tarmac entrance that leads to a block-paved driveway, offering parking space for up to six vehicles. The house is set back from the road, offering a sense of privacy, with mature trees lining the front and lawned areas surrounding the driveway. At the driveway's end, there is an integral garage with an up-and-over door, a secure gate to the side leading to the rear garden and the front door.

Hallway

Upon entering the property, you step into a well-lit hallway, brightened by a double-glazed window at the front. From the hallway a staircase leads to the first-floor accommodation and doors radiate to the front reception room, study, kitchen-dining area, integral garage and a cloakroom.

Living room

The spacious front reception room boasts a south-facing bay window that floods the room with natural light throughout the day. It also features a fireplace with a tiled hearth and a wood-burning stove, perfect for enjoying during colder months.



Kitchen / Dining room

Situated at the rear of the property is the open-plan kitchen/dining room. The kitchen is equipped with an extensive set of wall and base units that seamlessly merge into the dining area. It includes a 1 and a half bowl sink with a drainer, an electric oven and hob, and an integrated fridge-freezer.

Adjacent to the kitchen is a practical utility room with a double-glazed door leading to the rear garden. The utility room has base units with contrasting work surfaces, incorporating a stainless-steel sink, and offers space and plumbing for a washing machine and dryer.

Flowing from the kitchen is the dining room, large enough to accommodate an eight-seater dining table, with French doors opening into the conservatory.



Conservatory

Situated at the rear of the property, the conservatory provides views of the rear garden and offers access to the patio via French doors.

Study

Completing the ground floor is a well-appointed study, ideal for those who work from home, with a window providing views of the side garden.



First floor

Moving to the first floor, you'll find a spacious landing that provides access to all four bedrooms, the family bathroom and an airing cupboard. A loft hatch with a pull-down ladder allows access to the loft space.

Master bedroom

The spacious master bedroom, located at the front of the property, features a window at the front and an ensuite shower room with a white suite, including a low-level WC, washbasin and a large shower cubicle with a power shower.

Bedroom two

Also situated at the front, bedroom two is a generously sized double bedroom with a window overlooking the front garden.







Bedrooms three and four

Bedrooms three and four are situated at the rear of the property. Bedroom three is a generously-sized double bedroom, while bedroom four can serve as a single bedroom or a double guest bedroom. Both rooms offer views of the rear garden through their windows.

Family Bathroom

Completing the first floor is the family bathroom, which includes a white suite with a low-level WC, washbasin, a panelled bath with a power shower above, and a window at the rear for light and ventilation.



Outside

The rear garden is enclosed by fence panels and wraps around the rear and side of the house. It primarily consists of a lawn area with a patio adjacent to the house, providing a perfect spot for al fresco dining. An oil tank is discreetly concealed to the side of the property.

Services

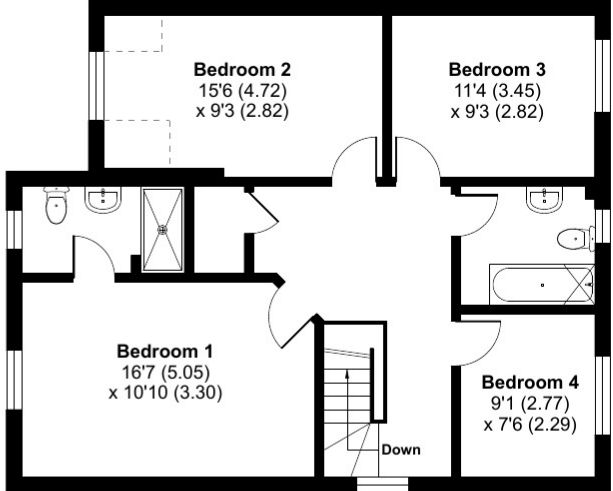
The property is serviced by an oil tank, septic tank and mains electricity and water.

Council tax band - F

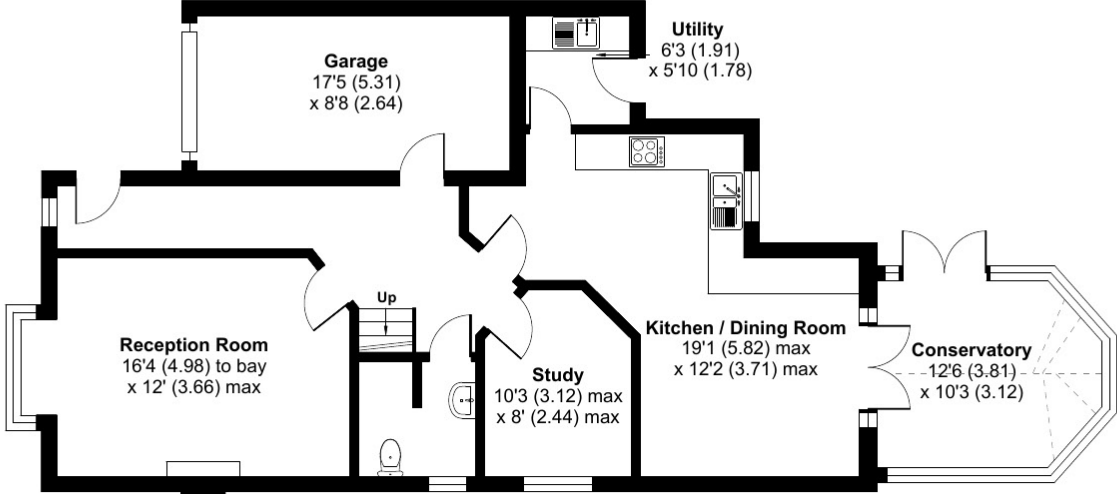


Roselawn, Church Lane, Norton, Worcester, WR5

Approximate Area = 1668 sq ft / 154.9 sq m
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1838 sq ft / 170.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 1047882



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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