



**The Nubbins**  
Martley WR6 6PA

**Andrew Grant**

# The Nubbins

Martley, Worcester WR6 6PA

**2 Bedrooms 1 Bathroom 1 Reception Room**

A wonderful opportunity to modernise this red brick bungalow beautifully positioned in the desirable village of Martley. With two good-sized bedrooms, a generously sized living and dining area and an expansive lawned garden.

## Key features

- Red brick Bungalow with potential to be extended and modernised.
- Two well-sized bedrooms overlooking the front garden.
- Generous living and dining room area with sliding doors opening onto the patio.
- Mature lawned garden with mature trees and soft planting beds, creating an outdoor oasis.
- Generously sized loft area, perfect for storage space.
- Spacious driveway with a large garage and ample off-road parking.
- Prime village location positioned steps from the village shop, providing exceptional convenience for families, remote workers and older couples.

754 sq ft (70 sq m)





### The kitchen

The galley-style kitchen features wooden cabinets, ample countertop space, an electric oven and hob with extractor fan above and a sink basin overlooking the garden. The space benefits from an abundance of natural light from large windows overlooking the garden, as well as direct access to the outdoors.





### **The living & dining room**

The living and dining room is a generously sized and inviting space positioned next to the kitchen. The room benefits from sliding doors which open onto the patio and garden area, creating a wonderful flow between the indoors and outdoors, ideal for entertaining or enjoying family meals.





### **Bedroom one**

Bedroom one is a spacious double room overlooking the front of the property. The space benefits from a large window and ample room for bedroom furniture and storage solutions.





## Bedroom two

Bedroom two is a well-proportioned bedroom adjacent to bedroom one, also featuring a large window overlooking the front garden. The space also benefits from a built-in cupboard space which could be utilised as a wardrobe if desired.





### **The bathroom**

The family bathroom has a tiled floor and is equipped with a bath, a large shower enclosure with chrome mixer, a WC, a pedestal washbasin with chrome mixer tap and a chrome towel radiator. The room also features a useful airing cupboard and an obscure window that provides natural light while maintaining privacy.





## The garden

The property boasts a generously sized rear garden, a smaller front lawn and a large patio running along the back of the house with views of the lawn and flower beds, perfect for outdoor entertaining. A hidden garden area along the side of the living room wall accommodates a garden shed, ideal for keeping garden clutter out of sight. Additionally, a side entrance on the garage side provides useful direct access from the front to the back garden.





## Location

Martley is a charming village in Worcestershire, known for its scenic countryside and community-focused atmosphere. It offers essential amenities, including a village shop, post office and local pubs. The village has a GP surgery, with more comprehensive healthcare available in nearby Worcester.

For recreation, residents enjoy sports grounds, a village hall and social events throughout the year. Martley CE Primary School and The Chantry School provide excellent education, attracting families to the area.

The village is well-connected by the B4204, with Worcester just 7 miles away and the M5 motorway providing access to Birmingham and beyond. The nearby Worcester train stations offer services to major cities, as well as local bus services connecting to the surrounding areas.

The village is also popular for walking and cycling, with nearby trails like the Worcestershire Way. Martley offers a peaceful rural lifestyle with easy access to urban conveniences.

## Services

The property benefits from oil fired heating, mains water, electricity and drainage.

**Council Tax - Band D**



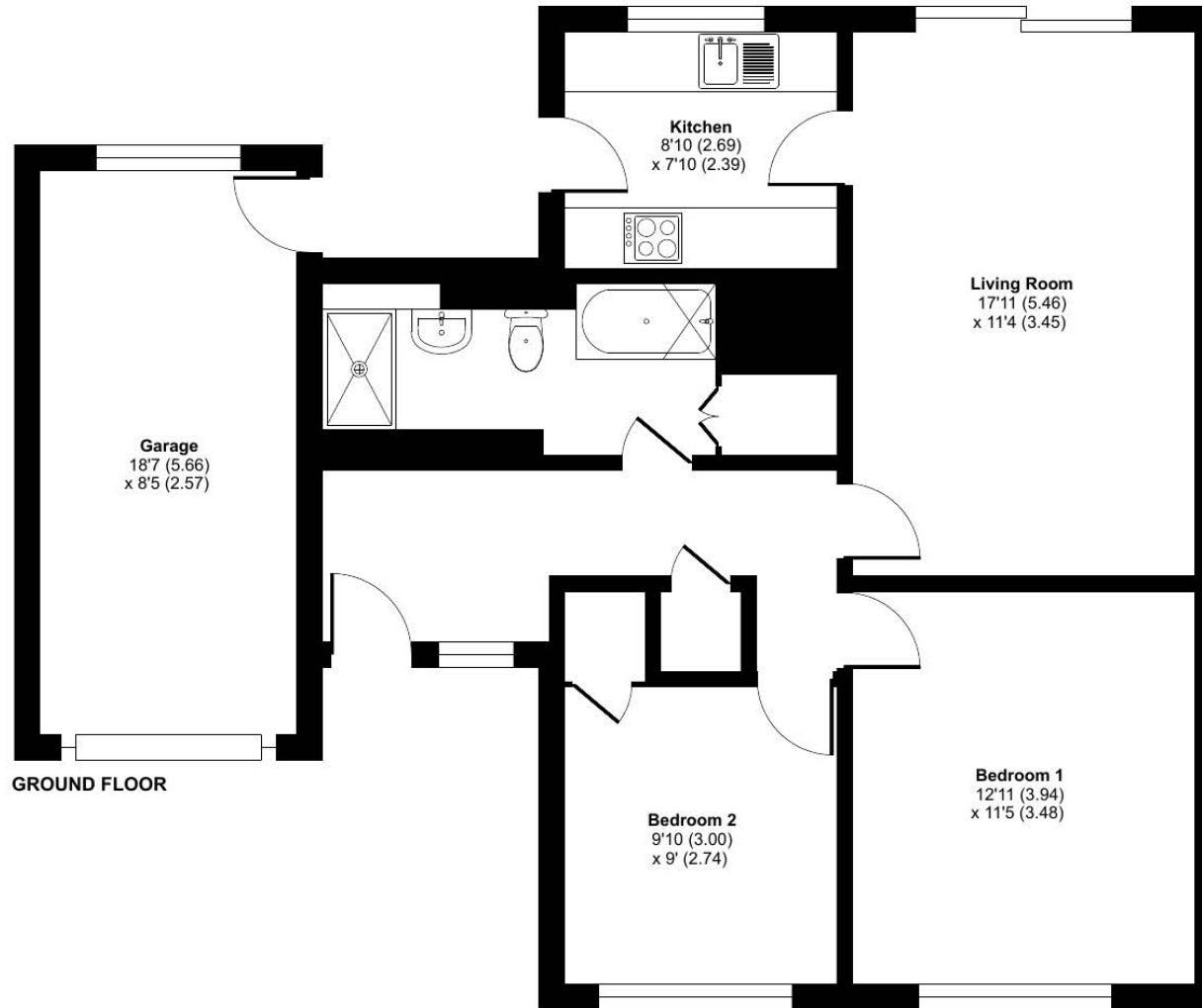
# The Nubbins, Martley, Worcester, WR6

Approximate Area = 754 sq ft / 70 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 913 sq ft / 84.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Andrew Grant. REF: 1183861

Illustration for identification purposed only, measurements are approximate, not to scale.



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