



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 Laxton Close, Crowle, Worcestershire. WR7 4BH

Offers In Region Of £375,000

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The property is situated within the sought after village of Crowle, offering excellent local amenities, to include Village Shop, Public House and local schooling and has easy access to Worcester City and major transport links. 'No. 4' is situated within a quiet no though close with views over fields.

Accommodation briefly comprises: Open-plan Sitting Room/Dining Area with wood flooring, Dining Area, good size Conservatory with doors to the garden, Kitchen to the rear, Utility Area, access into Garaging and downstairs Shower Room. On the first floor: Bedroom 1 to front elevation with built-in wardrobes and views, Bedroom 2 to the rear with built-in wardrobe, Bedroom 3 to front elevation with views overlooking fields, Family Bathroom with shower over.

Outside: To the front is an easily maintained foregarden, with off road parking, Garaging and side gated access. The rear of the property is of particular note, having a very pleasant and mature well stocked garden, with various trees, shrubs and bushes and decked seating areas.

Sitting Room / Dining Area: - 6.78m x 5.69m (22'3" x 18'8" 'L' shaped)

Conservatory: - 4.98m x 4.39m (16'4" x 14'5")

Utility Area: - 2.18m x 1.3m (7'2" x 4'3")

Kitchen: - 3.18m x 3m (10'5" x 9'10")

Downstairs Shower Room: - 1.57m x 1.4m (5'2" x 4'7")

Bedroom 1: - 3.99m maximum x 3.38m (13'1" maximum x 11'1")

Bedroom 2: - 3.99m x 2.79m (13'1" x 9'2")

Bedroom 3: - 2.49m x 2.39m (8'2" x 7'10")

Bathroom: - 2.39m x 1.68m (7'10" x 5'6")

Garage: - 4.88m x 2.49m (16'0" x 8'2")





- 3 Bedroom detached house
- Well presented
- Deceptively spacious
- Large open-plan Sitting Room/Dining Area
- Conservatory to the rear
- Parking and Garaging
- Pleasant rear garden
- NO ONWARD CHAIN

