



Allan Morris
estate agents

**Laugherne Park, Martley,
Worcestershire.**

Witton Hill View, Laugherne Park, Martley, Worcestershire. WR6 6RQ

Features

- Stunning spacious family home
- 3/4 Bedrooms
- Generous living accommodation
- Communal heated outdoor swimming pool and tennis courts
- Chantry High School Catchment

A beautifully presented semi detached 3/4 bedroom family home, forming part of the exclusive Laugherne Park development, benefiting from the use of communal outdoor swimming pool and tennis courts.

Accommodation briefly comprises: Entrance Hall, downstairs W.C./Shower Room, Utility Room, Sitting Room, Study, Kitchen/Diner and Conservatory. On the first floor: Master Bedroom with En-Suite Bathroom and spacious Dressing Room off (previously Bedroom 4), two further double Bedrooms and Family Bathroom.

Outside: There is the benefit of front courtyard garden, integral single Garage and enclosed private rear garden. There is also the benefit of the grounds of Laugherne Park, heated outdoor swimming pool and tennis courts.

LOCATION:

Laugherne Park is an exclusive gated development offering residents private swimming pool and tennis courts, located on the edge of the village of Martley. Martley benefits from a popular Primary and Secondary School catchment, with the Chantry High School of particular note. Martley affords easy access to the City of Worcester located approximately 6 miles to the East, offering a wide range of amenities, rail links to Birmingham and London and motorway access North and South.





Directions:

From Worcester City centre proceed North West on the A443 Tenbury Road. Within the City boundary bear left onto the B4204 Martley Road, passing through the village of Lower Broadheath. Continue on the B4204 and turn left into Laughterne Park just prior to the village of Martley. On entering Laughterne Park, after a short distance bear left and continue down, where Witton Hill View can be found on the right hand side, as indicated by our For Sale board.

WAM 7183

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G





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.

Floorplan Measurements:

KITCHEN / DINER:
19'8" x 13'11"

CONSERVATORY:
13'8" x 10'11"

LIVING ROOM:
18'7" x 17'8"

STUDY:
12'0" x 9'4"

UTILITY ROOM:
5'11" x 5'10"

BEDROOM 1:
14'5" x 12'1"

EN-SUITE BATHROOM:
12'0" x 7'0"

DRESSING ROOM / BEDROOM 4:
11'6" x 11'3"

BEDROOM 3:
15'5" x 12'1" max (rear of wardrobe) 10'0" min

BEDROOM 2:
17'7" x 10'8"

FAMILY BATHROOM:
12'1" x 7'10" maximum 5'10" minimum

GARAGE:
16'8" x 10'9"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.