



Allan Morris
estate agents

**Jury Lane, Martley,
Worcestershire.**

Byfield, Jury Lane, Martley, Worcestershire. WR6 6PE

Features

- Deceptively spacious 5 bedroom detached dormer bungalow
- Sitting Room, large Conservatory & Kitchen/Breakfast Room
- 2 downstairs Bedrooms (both with en-suites)
- 2 upstairs Bedrooms (both with en-suites) & Bedroom 3/Office
- Beautiful garden with views, parking & garaging
- Sought after village with local schooling

A deceptively spacious and flexible five bedroom detached dormer bungalow, situated along a no through road in the sought after village of Martley.

Accommodation briefly comprises: Initial Covered Porch/Seating Area into Hall, Sitting Room to rear with coal effect oil fired stove, Conservatory to rear, Dining Room, Kitchen/Breakfast Room with fitted oven, microwave and induction hob, space for dishwasher, integrated fridge and doors to the side and rear and Utility off. From the Hall, initial downstairs Guest Bedroom to rear elevation, with En-Suite Bathroom, downstairs Bedroom 4 to front elevation (currently used as a Study), with downstairs Shower Room and separate W.C. On the first floor: Landing with storage, leading onto Master Bedroom overlooking garden, with En-Suite Shower and additional walk-in Dressing Area, Bedroom 3 to rear with En-Suite Bathroom and Bedroom 5/Office with Velux skylight.

Outside: To the front is ample off road parking suitable for numerous vehicles and Garaging. The rear can also be accessed via the Kitchen or Conservatory, initially onto a large patio area, mature good size lawn, with flower borders, large solidly built shed and gate to the rear onto the playing fields and beyond.

LOCATION:

'Byfield' is situated within the sought after village of Martley, offering local amenities and excellent schooling, with the Chanty School close by, together with easy access into Worcester City and major transport links.





Directions:

From Worcester City centre proceed on the A443 Henwick Road and turn right onto the B4204 Martley Road. Continue on this road for approximately 5 miles into the village of Martley. At the T junction turn left and take the 2nd turning left into Jury Lane, where 'Byfield' will be found on the right hand side.

WAM 7280



Useful Information:

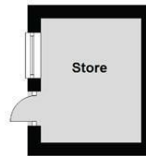
Tenure: Freehold

EPC Rating: D

Council Tax Band: F



Ground Floor
Approx. 157.2 sq. metres (1691.8 sq. feet)



Total area: approx. 221.8 sq. metres (2387.5 sq. feet)

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:

SITTING ROOM:
21'3" x 10'9"

CONSERVATORY:
19'4" x 11'5"

KITCHEN / BREAKFAST ROOM:
14'1" x 9'10"

DINING ROOM:
14'1" x 9'10"

DOWNSTAIRS BEDROOM 4 / STUDY:
11'1" (to wardrobes) x 9'10"

UTILITY:
7'10" x 7'10"

DOWNSTAIRS GUEST BEDROOM:
14'9" x 8'10"

MASTER BEDROOM:
18'0" (into recess) x 10'5"

EN-SUITE SHOWER ROOM:
7'2" x 5'10"

WALK-IN DRESSING AREA:
6'6" x 6'2"

BEDROOM 3:
13'1" x 11'1"

EN-SUITE BATHROOM:
11'5" x 4'7"

BEDROOM 5 / OFFICE:
12'1" x 6'10"

Contact us:

Address:

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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.