



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Church Road, Clifton-On-Teme, Worcester

Offers Over £550,000

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A spacious, much improved, extended three bedroom dormer style detached Bungalow, enjoying a generous plot, situated in the popular village of Clifton-Upon-Teme.

Accommodation briefly comprising: Porch; generous light Hallway; Kitchen/Dining/Living Room with extensive easy access storage, induction hob, sliding doors to rear garden; Lounge with LPG log effect stove and window facing Grade II Listed Church; Master Bedroom with Dressing Area and En-Suite Shower Room; downstairs Bathroom; Utility Room with LPG boiler. On the first floor: Two double Bedrooms and a Shower Room. A particular feature is the storage provided by 4 ample cupboard spaces and the garage which houses a 5kw battery for maximising usage of power from the 12 solar panels.

Outside: To the front is a generous driveway with access to the garage space. Both the front garden (which houses a sunken LPG tank) and the rear one feature a wide variety of plants providing all year interest without being labour intensive. At the rear there is a screened area with a garden shed and compost area.

KITCHEN / DINING / LIVING ROOM: 7.39m x 5.97m max 5.59m min

UTILITY ROOM: 3.20m x 2.64m (10'6" x 8'8")

LOUNGE: 5.38m x 3.96m (17'8" x 13'0")

BEDROOM 1: 3.78m x 3.02m (12'5" x 9'11")

DRESSING ROOM: 3.02m x 2.29m (9'11" x 7'6")

EN-SUITE SHOWER ROOM: 3.02m x 1.80m (9'11" x 5'11")

DOWNSTAIRS BATHROOM: 3.00m x 1.42m (9'10" x 4'8")

BEDROOM 2: 3.89m x 3.86m (12'9" x 12'8")

SHOWER ROOM: 2.97m x 1.65m max 1.22m min

BEDROOM 3: 3.76m x 2.82m (12'4" x 9'3")





Total area: approx. 164.5 sq. metres (1771.1 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.

- Spacious, versatile, detached dormer Bungalow
- Prime village location
- Stunning Kitchen/Dining/Living room
- South facing private garden with a rich variety of plants
- Solar panels, storage battery & EV charging point
- Chantry School catchment

