



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



47 Peninsula Road, Norton, Worcester. WR5 2SE

Offers In Region Of £490,000

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A modern and spacious four bedroom detached family home, situated in the popular Norton area, convenient for access to both Worcester and motorway links.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Study, Kitchen, Utility Room, Living Room and Dining Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is driveway and access into double Garage. To the rear is fully enclosed private garden.

LOCATION: The property is located in the popular Norton area of Worcester, offering easy access to Worcester Parkway Railway Station, M5 motorway and back into Worcester City centre. The area is also popular for its school catchment area for both Primary and Secondary options.

**Kitchen:** - 4.32m x 3.51m (14'2" x 11'6")

**Dining Room:** - 3.51m x 3.23m (11'6" x 10'7")

**Living Room:** - 6.2m x 4.44m (20'4" x 14'7")

**Study:** - 3.25m x 2.95m (10'8" x 9'8")

**Utility Room:** - 2.08m x 1.7m (6'10" x 5'7")

**Bedroom 1:** - 4.32m x 3.51m (14'2" x 11'6")

**En-Suite:** - 2.13m x 1.7m (7'0" x 5'7")

**Bedroom 2:** - 4.44m x 3.51m (14'7" x 11'6")

**Bedroom 3:** - 3.71m x 3.25m (12'2" x 10'8")

**Bedroom 4:** - 3.51m x 2.57m (11'6" x 8'5")

**Bathroom:** - 2.08m x 1.7m (6'10" x 5'7")

**Double Garage:** - 5.05m x 4.95m (16'7" x 16'3")





Total area: approx. 176.5 sq. metres (1899.6 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.

- Modern detached family home
- 2 Bathrooms
- Double Garage
- Popular school catchment
- NO ONWARD CHAIN
- 4 Bedrooms
- Driveway
- Fully enclosed garden
- Easy access to motorway links and Worcestershire Parkway Railway Station

