



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

23 Diglis Lane, Diglis, Worcester. WR5 3DQ

£562,500

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A deceptively spacious (over 1500 square feet) contemporary individual 3/4 bedroom detached town house, finished to a high specification throughout and located in a highly convenient position, with far reaching views over Diglis Park and towards the Malvern Hills to the front.

Flexible Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Bedroom with En-Suite Shower Room, Utility Room and Sitting Room/4th Bedroom. On the first floor: Spacious Lounge/Diner and Kitchen. On the second floor: Master Bedroom with En-Suite Bathroom and Guest Bedroom with En-Suite Shower Room.

Outside: To the front is private driveway. To the rear is enclosed private garden, comprising of lawned area and patio and offering a good degree of privacy. The property also benefits from 5 balcony areas over 2 floors to front and rear.

LOCATION: The property is located within the Diglis area, with glorious riverside walks and park directly opposite. Worcester city centre is also within easy reach, offering a wide range of amenities, as well as motorway links via Junction 7 of the M5 Motorway.

Bedroom 3: - 4.27m x 2.36m (14'0" x 7'9")

En-Suite: - 2.06m x 1.35m (6'9" x 4'5")

Utility Room: - 2.29m x 2.06m (7'6" x 6'9")

Sitting Room / Bedroom 4: - 4.27m x 2.36m (14'0" x 7'9")

Kitchen: - 4.27m max x 4.04m max (14'0" max x 13'3" max)

Lounge / Diner: - 8.1m x 4.32m (26'7" x 14'2")

Bedroom 1: - 5.08m x 4.04m (16'8" x 13'3")

En-Suite Bathroom: - 3.23m x 1.96m (10'7" x 6'5")

Bedroom 2: - 4.27m x 3.4m (14'0" x 11'2")





- Individual detached family home
- 3/4 Bedrooms
- Driveway
- Glorious views
- Several 'ECO' features
- High specification throughout
- Log burner
- Enclosed rear garden
- Convenient location
- 'A' Rated EPC

