



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

16 Lanthorne Close, Martley, Worcestershire. WR6 6BJ  
Offers In Region Of £590,000

4 2 2



A very well presented spacious and flexible detached family home, situated within this sought after village.

Accommodation comprising: Welcoming Entrance Hall with ample storage, downstairs Cloakroom, good size Sitting Room with double opening doors to the rear, well planned, spacious Kitchen/Dining Area, Utility and Home Office. To the first floor: Master Bedroom with En-Suite, Guest Bedroom 2 with further En-Suite, two further Bedrooms and Family Bathroom.

Outside: To the front is ample off road parking and Garaging, together with a lawned foregarden. The rear of the property is of particular note, having an initial paved patio area, together with side area, ideal for shed and greenhouse. The garden is well established with trees, shrubs and bushes, together with a raised covered decked area and gated side access.

LOCATION: The village of Martley offers local amenities and excellent schooling, with the Chantry High School close by, together with easy access into Worcester City and major transport links.

**Kitchen / Dining Area** - 6.6m x 3.5m (21'7" x 11'5")

**Utility Room** - 1.8m x 1.8m (5'10" x 5'10")

**Sitting Room** - 7.7m into bay x 3.8m (25'3" x 12'5")

**Master Bedroom** - 3.9m x 3.7m (12'9" x 12'1")

**En-Suite** - 3.4m x 2.2m (11'1" x 7'2")

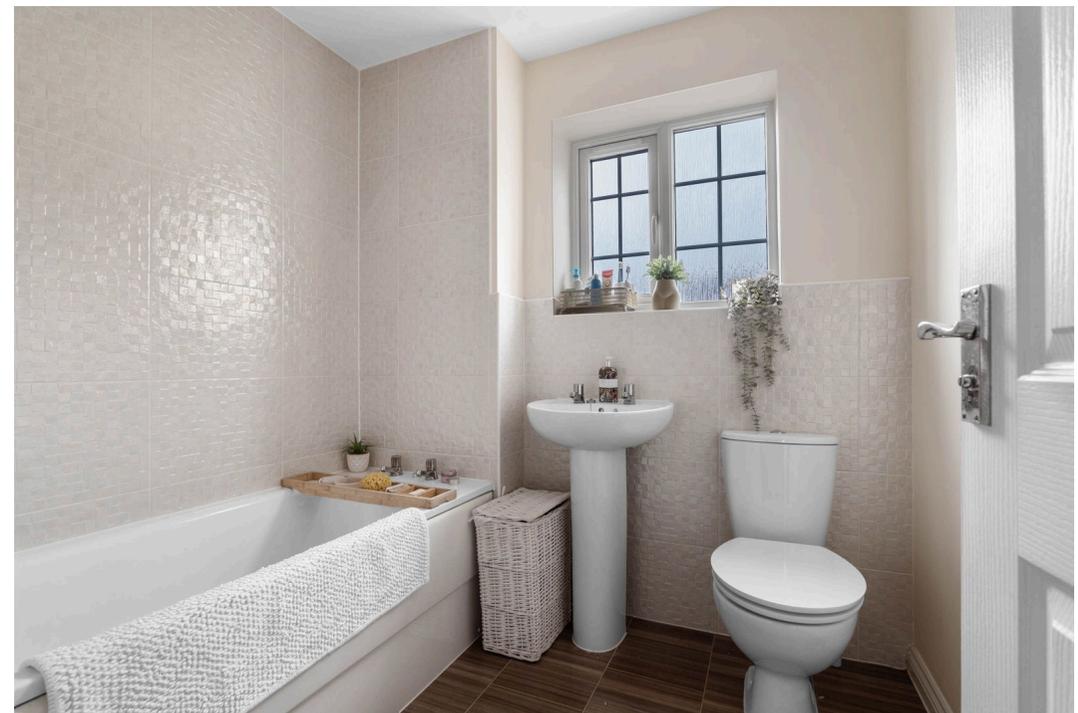
**Bedroom 2** - 3.6m x 3.2m (11'9" x 10'5")

**En-Suite** - 2.3m x 1.7m (7'6" x 5'6")

**Bedroom 3** - 3.8m x 2.2m (12'5" x 7'2")

**Bedroom 4** - 2.9m x 2.8m (9'6" x 9'2")

**Family Bathroom** - 2.1m x 2m (6'10" x 6'6")





Total area: approx. 177.9 sq. metres (1915.2 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.

- Substantial 4 bedroom detached family home
- Open-plan Kitchen/Dining Area
- Sitting Room with double opening doors to rear patio
- Master Bedroom with En-Suite
- Sought after village location
- Excellent local schooling & amenities
- Garaging & pleasant well established garden
- Raised covered decked area ideal for entertaining
- Council Tax Band: F
- EPC Rating: C

