



Allan Morris
estate agents

Abbots Morton, Worcestershire.

**Littlewood, Abbots Morton,
Worcestershire. WR7 4NA**

- Individual detached family home
- Spacious accommodation throughout
- 5 Bedrooms
- 3 Bathrooms
- Generous driveway, garaging & Paddock
- Sought after village location

A most spacious, stunning, individual detached five bedroom family home offering most generous accommodation, built in the year 2000 by the highly regarded Weatherark building company and benefiting from a plot a little over 0.75 acres, situated in the sought after village of Abbots Morton.

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

Outside: To the front is a generous driveway providing parking for several vehicles, as well as a detached Garage. The property further benefits from a fully enclosed paddock.

LOCATION:

The property is situated in the highly desirable village of Abbots Morton, steeped in history and rich with thatched cottages and period houses, the village itself benefits from a Church and Village Hall and it is ideally located for those looking to commute to a number of different centres falling into a highly popular secondary school catchment.





Directions

From Worcester City centre proceed out along the A422, passing through Broughton Hackett and Upton Snodsbury. Continue along bearing right, signposted Flyford Flavell. Continue through the villages of Flyford Flavell and Radford and after approximately a mile take a left hand turn into Abbots Morton village centre. Follow the road round, where the property will be found on the left hand side.

What3Words:// cooks.puzzled.marinated

WAM 7732

Useful Information

Price: £900,000

Tenure: Freehold

EPC Rating: E

Council Tax Band: G





Floorplan & Measurements

Lounge - 5.49m x 4.7m (18'0" x 15'5")

Study - 4.04m x 2.54m (13'3" x 8'4")

Kitchen / Breakfast Room - 5.97m x 5.49m (19'7" x 18'0")

Dining Room - 5.49m x 3.84m (18'0" x 12'7")

Utility Room - 5.03m x 2.92m (16'6" max x 9'7")

Bedroom 1 - 5.49m x 5.28m (18'0" max x 17'4")

Dressing Room - 3.18m x 2.92m (10'5" x 9'7")

En-Suite - 2.95m x 1.6m (9'8" x 5'3")

Bedroom 2 - 4.75m x 4.7m (15'7" max x 11'2" min x 15'5")

En-Suite 2 - 2.21m x 1.96m (7'3" x 6'5")

Bedroom 3 - 3.71m x 3.23m (12'2" x 10'7")

Bedroom 4 - 2.64m x 2.57m (8'8" x 8'5")

Bedroom 5 - 2.64m x 2.57m (8'8" x 8'5")

Bathroom - 3.84m x 1.65m (12'7" max x 5'5")

Garage - 5.72m x 4.75m (18'9" x 15'7")

Address:
32 Sidbury, Worcester, WR1 2HZ

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.