



The Nook, 44 The Village, Clifton-on-Teme, Worcestershire. WR6 6DH

£550,000

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A deceptively spacious four bedroom semi detached family home, in the Chantry catchment area and within easy reach of Worcester City.

Accommodation: Entrance Hall, superb extended Kitchen/Dining and family space to the rear, with integrated appliances and granite work surfaces, large central island unit, Dining Area and family space with wooden floor and bi-fold doors to the rear, Study/Office area, secondary Hallway into downstairs Cloakroom and large walk-in storage cupboard. Double doors into Sitting Room, door to Laundry/Boiler Room and door to Garage. First floor: Master Bedroom with built-in wardrobes and En-Suite Shower, three further Bedrooms with built-in storage and Family Bathroom.

Outside: There is off road parking, Garaging and access to the rear, which is of particular note having a large entertaining patio area, raised deck with ornamental pond and further gravelled area. Initial lawn with further seating and shed, leading to further lawn, which continues to the far end.

Kitchen - 5.3m x 4.6m (17'4" x 15'1")

Dining Room - 5.2m x 5.1m (17'0" x 16'8")

Study/Office - 3.1m x 3m (10'2" x 9'10")

Sitting Room - 4.9m x 4m (16'0" x 13'1")

Laundry / Boiler room - 3m x 2.4m (9'10" x 7'10")

Master Bedroom - 5.1m x 3.7m (16'8" x 12'1") **En-Suite** - 1.9m x 1.5m (6'2" x 4'11")

Bedroom 2 - 3.4m x 2.7m (11'1" x 8'10")

Bedroom 3 - 3.9m x 3.3m (12'9" x 10'9")

Bedroom 4 - 3.5m x 2.9m (11'5" x 9'6")

Bathroom - 2.9m x 1.8m (9'6" x 5'10")





- 4 Bedroom semi-detached house
- Bedrooms 3 & 4 with converted attic space
- Large established garden, Parking and Garaging
- Sought after village
- 1st photo is taken from the rear
- Deceptively spacious house
- Master Bedroom with En-Suite
- Property is within Chantry High School catchment
- Extended Kitchen Breakfast Family Room with bi fold doors to rear
- Council Tax Band: E

