



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

8 Bramble Gardens, Worcester. WR5 1SQ

Guide Price £475,000

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A modern four bedroom detached family home, offering immaculately presented and well proportioned accommodation (built by Prowting Homes in the Charlecote II Design), situated in a quiet cul-de-sac, within this popular and sought after residential area. The location provides easy access to Worcester Royal Hospital, the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Dining Room, Study, Kitchen Breakfast Room, Utility Room, Cloakroom, four Bedrooms (3 having built-in wardrobes), Master Bedroom with En-Suite Shower Room and Family Bathroom.

Outside: To the front of the property is a lawned foregarden and shrub border, a double Garage with 2 up and over doors (power and light) and a driveway providing off road parking for 2 cars. Paved access to the front door and a gated side/rear pedestrian access. To the rear of the property is an enclosed predominantly lawned garden, with mature shrub beds and borders, paved patio area, outside courtesy light and outside cold water tap.

Kitchen - 3.82m x 2.76m (12'6" x 9'0")

Study - 3.45m x 2.73m (11'3" x 8'11")

Utility - 1.53m x 1.76m (5'0" x 5'9")

Dining Room - 3m x 2.76m (9'10" x 9'0")

Lounge - 3.88m x 4.87m (12'8" x 15'11")

Bedroom 1 - 4.60m max x 3.05m (15'1"max x 10')

Bedroom 2 - 3.35m x 3.73m (10'11" x 12'2")

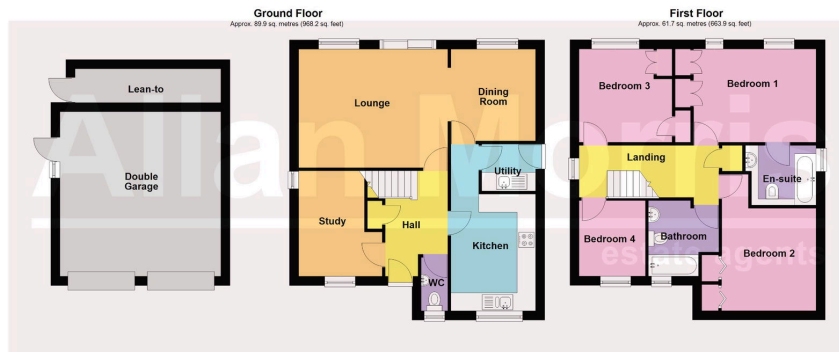
Bedroom 3 - 3.05m x 3.03m (10' x 9'11")

Bedroom 4 - 2.47m x 2.16m (8'1" x 7'1")

En-suite - 1.96m x 2.31m (6'5" x 7'6")

Bathroom - 2.47m x 2.3m (8'1" x 7'6")





- Modern 4 bedroom detached family home
- Quiet cul-de-sac location
- Immaculately presented spacious accommodation
- Double Garage and off road parking
- Private mature gardens
- Viewing highly recommended
- Council Tax Band: F

