



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 Pine View Drive, Leigh Sinton, Malvern, Worcestershire. WR13 5FB

£389,950

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A very well presented modern three bedroom detached family home, situated in the popular hamlet of Leigh Sinton.

Accommodation comprising: Entrance Hall with useful cupboard spaces off, downstairs Cloakroom, Living Room, Kitchen/Diner. On the first floor: Master Bedroom with fitted wardrobe and En-Suite Shower Room, Bedroom 2 with fitted wardrobe, Bedroom 3 and Family Bathroom.

Outside: To the front is a generous driveway providing access to a detached single Garage. To the rear is a fully enclosed garden.

Location: The property is located in the popular hamlet of Leigh Sinton. Leigh Sinton benefits from a popular Primary School, Public House, Convenience Store and Chinese Takeaway. The hamlet is ideally located for easy access back to Worcester City and the town of Malvern, surrounded by glorious countryside.

Kitchen/Diner - 5.25m x 2.84m (17'2" x 9'3")

Living Room - 5.25m x 4.16m (17'2" x 13'7")

Bedroom 1 - 3.76m x 2.84m (12'4" x 9'3")

En-suite - 2.84m x 1.69m (9'3" x 5'6")

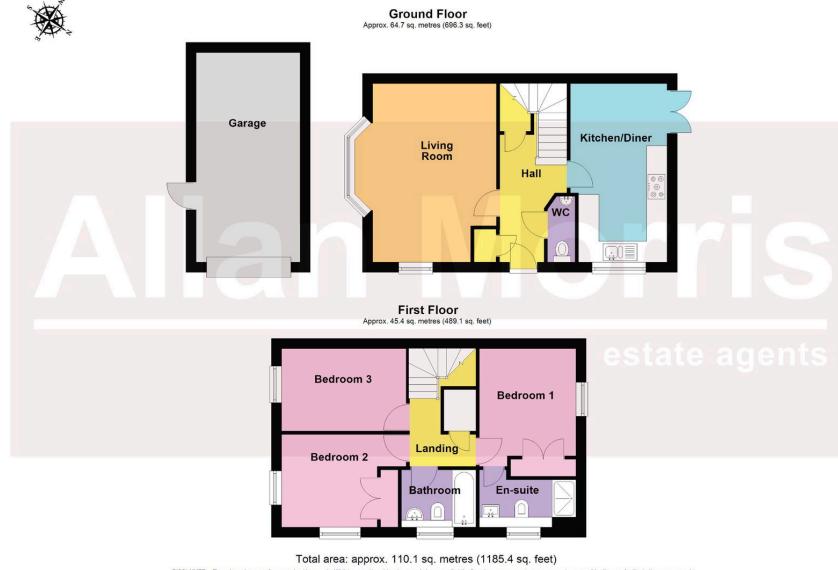
Bedroom 2 - 3.66m x 2.73m (12'0" x 8'11")

Bedroom 3 - 3.66m x 2.42m (12'0" x 7'11")

Bathroom - 2.19m x 1.69m (7'2" x 5'6")

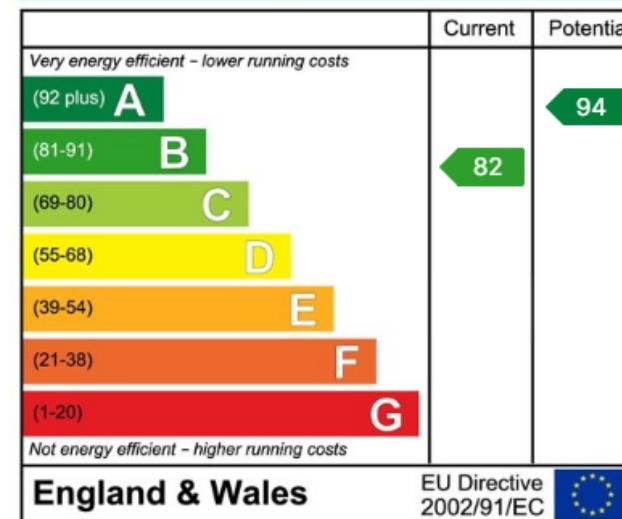
Garage - 6.17m x 3.05m (20'3" x 10'0")





- Modern detached family home
- 3 Bedrooms
- 2 Bathrooms
- Driveway & Garage
- Enclosed garden
- Easy access to both Worcester & Malvern
- Quiet location
- Pleasant outlook towards Malvern Hills
- Council Tax Band E
- 'B' rated EPC

Energy Efficiency Rating



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