



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

38 Talavera Road, Norton, Worcester. WR5 2SB

Guide Price £435,000

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A modern detached four bedroom* family home, offering well proportioned and immaculately presented accommodation, situated in a quiet cul-de-sac on this popular and sought after development with easy access to Worcester, national road & rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Conservatory, Snug/Playroom, Kitchen Breakfast Room, Utility Room, Cloakroom, four Bedrooms* (Main Bedroom with an En-Suite Shower Room and Bedroom 4 currently used and fitted out as a Dressing Room) and Family Bathroom.

Outside: To the front of the property is a lawned foregarden & a mono block driveway providing off road parking and leading to the front door. To the side of the property is an additional driveway providing off road parking, accessing a single Garage (partially converted to provide a Home Gym) and a gated pedestrian rear garden access. To the rear of the property is a private garden, predominantly laid to lawn, with shrub borders, large paved patio area, outside courtesy light and outside cold water tap.

Lounge: - 4.6m x 3.4m (15'1" x 11'2")

Dining Room: - 3.48m x 2.77m (11'5" x 9'1")

Kitchen: - 3.58m x 3.53m (11'9" x 11'7")

Utility Room: - 2.08m x 1.5m (6'10" x 4'11")

Snug: - 3.56m x 2.67m (11'8" x 8'9")

Bedroom 1: - 3.53m x 3.05m (11'7" x 10'0")

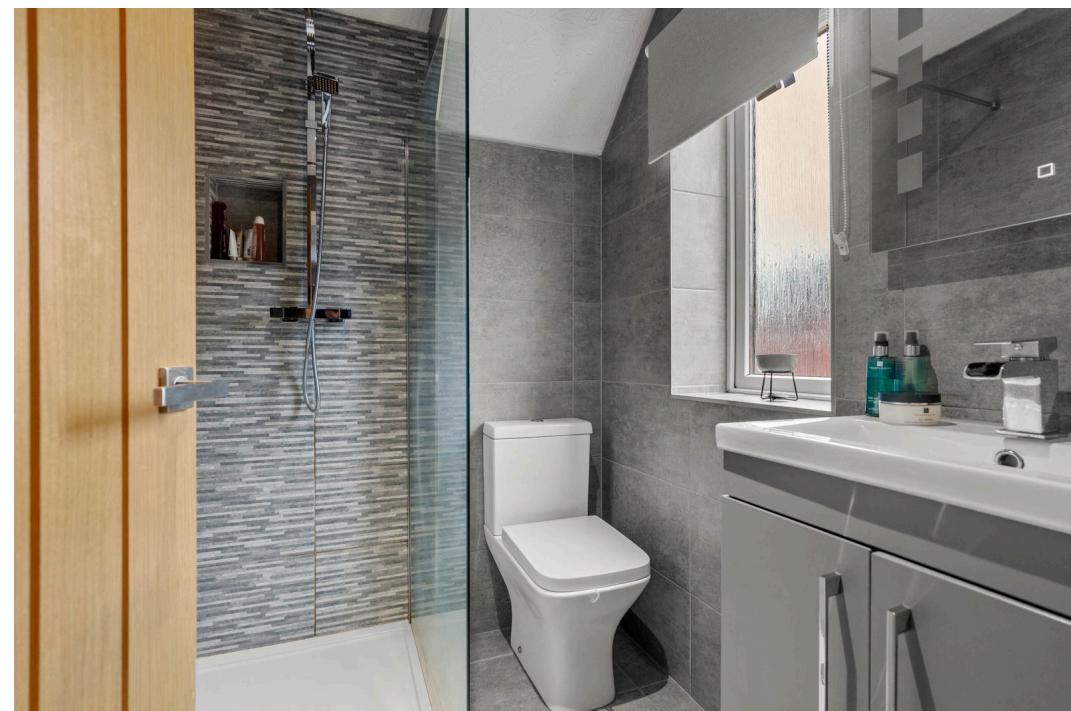
En-Suite: - 2.08m x 1.5m (6'10" x 4'11")

Bedroom 2: - 3.56m x 2.67m (11'8" x 8'9")

Bedroom 3: - 3.02m x 2.92m (9'11" x 9'7")

Bedroom 4: - 2.9m x 2.69m (9'6" x 8'10")

Bathroom: - 1.96m x 1.7m (6'5" x 5'7")





Ground Floor
Approx. 74.5 sq. metres (801.7 sq. feet)



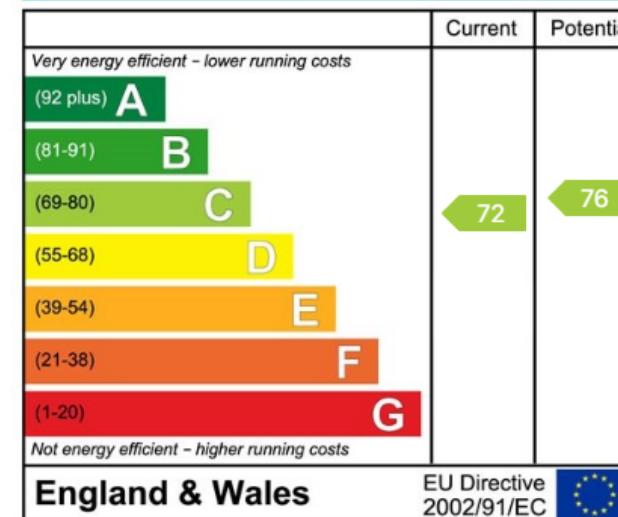
Total area: approx. 124.7 sq. metres (1341.8 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every effort has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Modern 4 Bedroom* detached family home
- Quiet cul-de-sac location
- Gas central heating & double glazing
- Popular & sought after residential area
- Well proportioned accommodation
- Easy access to Worcester, national road & rail networks
- Council Tax Band: E
- Viewing highly recommended



Energy Efficiency Rating



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