



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")





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

