



The logo for Arden Estate Agents, featuring a green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

arden  
ESTATE AGENTS

It's who  
you move  
with.



St. Peters Drive, Martley, Worcester, WR6 6QZ

Offers Over £325,000

4 1 2





## Summary:

A chance to purchase a detached family home situated opposite the rolling countryside in the picturesque village of Martley. The property in brief comprises; dining room, lounge, kitchen, w/c, four bedrooms and bathroom. The property benefits from double glazing, oil heating, rear garden, garage, workshop and off road parking. Viewing is recommended to appreciate the size and location.

## Description:

Access is gained via front door leading into the porch with storage cupboard. Door into dining room with stairs to first floor and dual aspect windows. The lounge is towards the rear aspect and has feature brick fire surround and patio doors leading to rear garden. The kitchen offers base and eye level units with roll top work surfaces and tiled splashback. Space for cooker and fridge/freezer and plumbing for a washing machine or dishwasher. Door to outside. To the first floor are four bedrooms with the main bedroom having built in wardrobes. The bathroom offers three piece white suite with half tiled walls. The property benefits from double glazing, oil heating, rear garden, garage, workshop and off road parking.

## Outside:

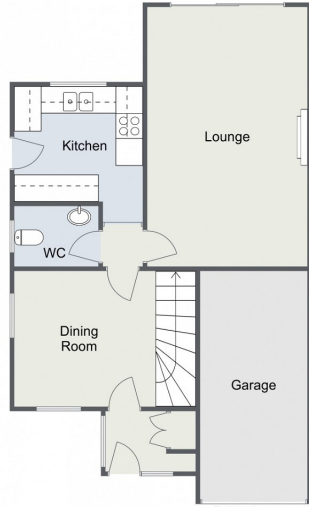
Access is via kitchen and lounge. The rear garden is a mature and well stocked garden with a mixture of shrubbery, a greenhouse and wildlife pond. Enclosed by mainly timber panel fencing, its mostly laid to lawn with a patio area perfect for garden furniture and alfresco dining. Brick surround pond. Further patio area towards the rear of the garden where there is a workshop with power and a shed. To the front is a garage and brick paved driveway with ample parking as well as the benefit of side access.

## Location:

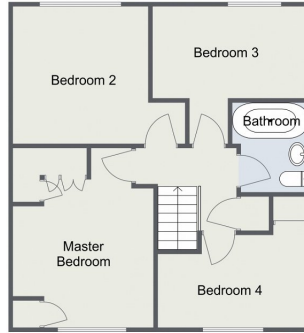
Located within the charming village of Martley, the position of this home combines the serenity of countryside living with convenient access to nearby amenities. The surrounding area offers picturesque landscapes, idyllic walks, pubs, a village park and hall and has a real



St. Peters Drive, Martley, Worcester  
Ground Floor



First Floor



Total Area Approx  
108.8 Sq M  
1171.1 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Detached Family Home
- Kitchen and W/C
- Rear Garden, Garage and Driveway
- Lounge and Dining Room
- Four Bedrooms and Bathroom
- Martley Location



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

