



Fairbairn Avenue, Northwick

Guide Price £265,000

- Modern Contemporary Finish Throughout
- Master Bedroom with Ensuit
- Orangery
- Annex / Multi-generational living option
- Secure & Enclosed Gardens
- Extended
- 2 Reception rooms
- Detached Garage

**Nigel Poole
& Partners**

Fairbairn Avenue

Northwick, Worcester

Guide Price £265,000

****BEAUTIFULLY PRESENTED MODERN & EXTENDED SEMI-DETACHED FAMILY HOME WITH DETACHED GARAGE, GENEROUS PLOT SIZE, ORANGERY AND WALKING DISTANCE TO LOCAL AMENITIES**** Contemporary, modern and beautifully presented this executive 2 bedroom family home internally boasts 2 double bedrooms, master with ensuit, orangery / 2 reception rooms, kitchen diner and downstairs wc with annex option. Externally the property benefits from a secure and gated frontage, enclosed gardens, ample off-street parking and detached garage.

Front

The property is approached via a secured, enclosed and gated front & side gardens

Entrance Hallway

Carpeted flooring underfoot, stairwell leading bedrooms and door to Lounge

Lounge

Carpet underfoot, 2 UPVC DG windows to front aspects, radiator, feature surround multifuel fire and doors leading to kitchen

Breakfast Kitchen Diner

Bespoke high quality finish Kitchen Diner with Breakfast Bar. Solid wood worktops. Tiled flooring. Integrated bosch microwave and oven. Washer Dryer. Electric hob with extractor over. Wash hand basin with drainer.

Downstairs Shower-room

Part tiled. Walk in shower. Wash hand basin. Low flush WC. UPVC DG to rear aspect and door to Orangery.



Orangery

High quality finish. Lots of light. 2 x ceiling lights, 2 x UPVC GD windows to rear aspect, UPVC DG to side aspect and doors leading to garden. Radiator & Wooden flooring underfoot



First Floor Landing

Carpeted flooring doors leading to bedrooms and UPVC DG window to side aspect

Master bedroom

Carpeted flooring, 2x UPVC DG windows to front aspect, integrated wardrobes, radiators and door leading ensuit.

Master Bedroom Ensuit

Part tiles. Stand alone wash hand basin. Low flush WC. Walk in shower and ceiling light.

Bedroom 2

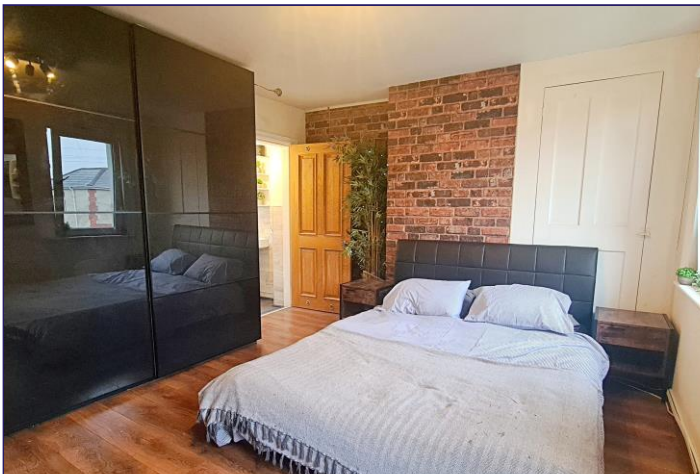
Carpeted flooring, UPVC DG window to rear aspect

Gardens

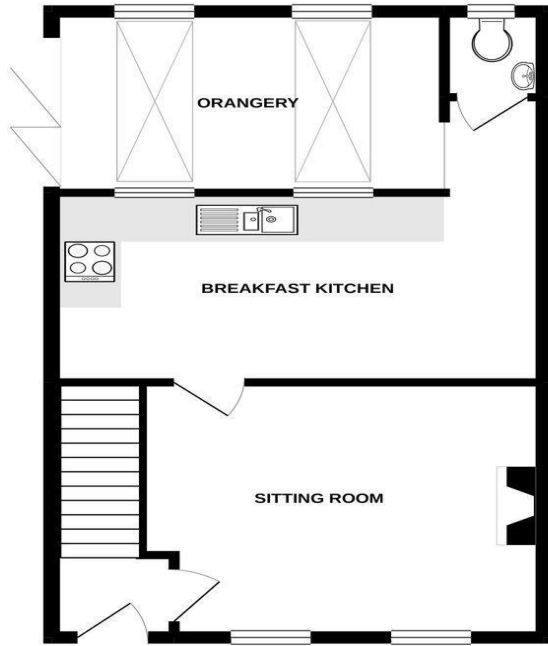
Stylish raised patio area, well maintained and lawned gardens enclosed, fully secured and gated. Off-street parking.

Garage

Detached garage with hardstanding, electric and plumbing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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