



Allan Morris
estate agents

Holt Heath, Worcestershire.

**4 Woodbury Park, Holt Heath, Worcester.
WR6 6NT**

Large 4 bedroom detached family house

Approximately 2782 sq ft

Spacious & flexible accommodation

Superb Home Office/Study with independent access

Immaculately presented throughout

Ample parking & detached double garaging

Pleasant rear garden

A very well presented, spacious detached family home, situated within this sought after area, offering easy access to local schooling and lying within the Chantry catchment, together with local amenities to include Broomfields Farm Shop, Top Barn Farm at Hallow and easy access to Worcester City and major transport links.

Accommodation comprising: Covered Entrance Porch, Entrance Hall, which is of a good size with Karndean flooring, under stairs storage, downstairs Cloakroom, double doors giving access into Sitting Room to the front elevation with stone fireplace and shelving, Snug, superb open-plan Kitchen/Breakfast Room with integral appliances to include built-in double oven, gas hob, pull out larder cupboard, door to Utility, with space and plumbing for washing machine, dryer and fridge and door giving access to rear porch and garden. Dining Room overlooking rear garden, with double doors to Study/Office with part glass vaulted ceiling and independent access to the front.





To the first floor: Large landing with access to roof void and linen cupboard housing boiler, Master Bedroom to the front elevation with built in furniture to include dressing table and wardrobes, En-Suite, recently updated with large walk-in shower cubicle and under sink storage, three further Bedrooms, all to the rear overlooking garden (2 with built-in wardrobes), good size Family Bathroom with additional shower over bath.

OUTSIDE:

To the front, there is ample off road parking via a driveway, with additional gravelled drive, detached double Garaging with electrically operated doors, further enclosed courtyard area.

The rear of the property is of particular note, having an established mature lawned garden, with a good size patio area.



LOCATION:

Situated within this popular location, with local amenities close by, together with schooling, to include the Chantry.

DIRECTIONS:

From From Worcester City centre proceed out along the A443 Hylton Road, continuing into Henwick Road. Pass through the villages of Hallow and continue along towards Holt Heath. Continue into the village, where the entrance to Woodbury Park is on the right hand side, where the property will be found on the left hand side as you go into cul-de-sac.

WAM 7876





USEFUL INFORMATION:

EPC Rating: E

Tenure: Freehold

Council Tax Band: F

Price: Offers in the Region of £ 635,000





Floorplan & Measurements:

Hall - 4.8m x 2.8m (15'8" x 9'2" min)

Snug - 5.3m x 3.3m (17'4" x 10'9")

Sitting Room - 5.4m x 4.6m (17'8" x 15'1")

Study / Office - 2m x 3.3m (6'6" x 10'9")

Kitchen / Breakfast Room - 6.2m x 4.2m (20'4" x 13'9")

Utility Room - 3.6m x 2.1m (11'9" x 6'10")

Dining Room - 6.1m x 3.5m (20'0" x 11'5")

Master Bedroom - 4.83m x 4.11m (15'10" x 13'6")

En-Suite - 3.3m x 2m (10'9" x 6'6")

Bedroom 2 - 4.2m x 4.1m (13'9" x 13'5")

Bedroom 3 - 4.2m x 3.2m (13'9" x 10'5")

Bedroom 4 - 3.4m x 2.9m (11'1" x 9'6")

Family Bathroom - 2.5m x 1.9m (8'2" x 6'2")

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

Address:

32 Sidbury, Worcester. WR1 2HZ