



1 Yew Tree Court Norton Road, Worcester, WR5 2NW  
Guide Price £575,000

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**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

**\*\*\*LIMITED INTERNAL PHOTOS DUE TO CURRENT TENANCY WITH MORE TO BE ADDED - CALL TO ARRANGE A VIEWING\*\*\***

PLJ Worcester are delighted to bring to the market nestled within an exclusive development of just four homes in the highly sought-after village of Norton, this impressive four bedroom detached dormer bungalow which offers spacious and versatile accommodation and is well presented throughout. Ideally positioned for convenient access to local amenities, the M5 motorway and Worcester Parkway railway station, the property perfectly combines village living with excellent commuter links.

The accommodation is both flexible and generously proportioned, featuring a welcoming living room and a contemporary kitchen/dining room, ideal for both everyday family life and entertaining. A useful utility room and downstairs WC further enhance the practicality of the home.

Offering four bedrooms over the two floors the layout provides versatility to suit a variety of lifestyles, whether additional bedrooms, guest accommodation or home office space is required. Two of the bedrooms benefit from en-suite shower rooms, complemented by a well-appointed main bathroom.

Outside, the property enjoys a pleasant and private rear garden providing a perfect space to relax and unwind. To the front is a lovely fore garden together with a double garage and ample driveway parking.

A rare opportunity to acquire a superb home in a small and exclusive development within a desirable village location.

EPC: C Council Tax Band: G Tenure: Freehold

## Hall

Entrance door and obscure double glazed side panel. Understairs storage cupboard. Two ceiling light points. Two radiators. Stairs rising to first floor.

## Living Room

Two double glazed windows to front aspect. Ceiling light point. Radiator.

## Kitchen/Diner

Double glazed French doors to garden. Two double glazed windows to rear aspect. Obscure double glazed window to side aspect. Spotlights. Radiator. Contemporary wall and base units with work surfaces over and an island with base units. Integrated fridge-freezer, double oven, hob with extractor fan over and dishwasher. Stainless steel sink with mixer tap.

## Family Room

Double glazed window to rear aspect. Spotlights. Radiator.

## Bedroom Four

Double glazed window to front aspect. Ceiling light point. Radiator.

## Bedroom Three

Double glazed window to rear aspect. Ceiling light point. Radiator.

## Bathroom

Obscure double glazed window to side aspect. Spotlights. Radiator. Extractor fan. Panelled bath with mains fed shower. Pedestal wash hand basin. Low level WC. Tiled splashbacks.





## Utility Room

Double glazed door to rear garden. Extractor fan. Spotlights. Radiator. Base unit with work surface. Space and plumbing for washing machine and tumble dryer. Tiled splashback.

## WC

Low level WC. Extractor fan. Ceiling light point. Pedestal wash hand basin. Heated towel rail.

## Landing

Double glazed Velux window. Radiator. Ceiling light point.

## Bedroom One

Double glazed Velux windows. Double glazed windows to front aspect. Spotlights. Two radiators. Built in wardrobes. Built in storage.

## Ensuite

Obscure double glazed window to side aspect. Bath. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level WC. Radiator. Extractor fan. Tiled splashbacks. Spotlights.

## Bedroom Two

Double glazed window to front aspect. Obscure double glazed window side aspect. Radiator. Spotlights. Built in wardrobes.

## Ensuite

Bath. Shower cubicle with electric shower. Pedestal wash hand basin. Low level WC. Spotlights. Extractor fan. Radiator. Tiled splashbacks.

## Rear Garden

Patio and stoned seating areas with the rest predominately laid to lawn with planted trees and shrubs. Gated side access down both sides.

## Double Garage

Up and over doors. Light and power. Tap.

## COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : G

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

## Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

## Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

## Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

## Tenure - Freehold

We understand that the property is offered for sale Freehold.

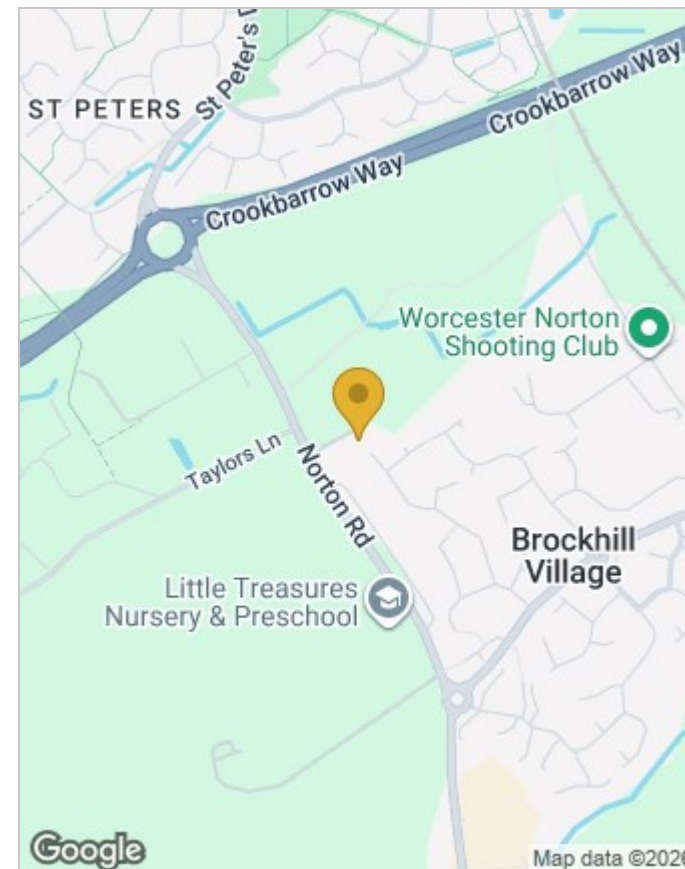
GROUND FLOOR



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
105-149	A		
81-104	B		
65-80	C	76	81
49-64	D		
34-48	E		
17-33	F		
1-16	G		

Not energy efficient. Higher ratings cost more.  
 England & Wales EU Directive 2002/91/EC

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.