Allan Morris
estate agents

MAYFAIR
OFFICE GROUP

# 11 Northwick Close, Northwick, Worcester. WR3 7EF

Offers Over £600,000

4 2 2

A beautifully presented and extended four bedroom detached family home, situated in a highly sought after road, within the popular Northwick area of Worcester.

Accommodation comprises:  Hall, W.C., open-plan Kitchen/Breakfast Room, Living Room and Dining Room.  On the first floor:  Master Bedroom with Juliette Balcony and pleasant outlook, En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside:  To the front is private driveway.  To the rear is fully enclosed private established garden, with the further benefit of Garden Room/Home Office, ideal for those working from home.

LOCATION:  The property is located in the popular Northwick area, providing easy access back to Worcester City centre and motorway links via Junction 6 of the M5 motorway.  The property is within a short walk of the Northwick Manor Primary School (Offsted Rating Outstanding) and is also within easy reach of wonderful riverside walks.

**Kitchen / Breakfast Room:** - 7.75m x 4.78m (25'5" x 15'8" max 9'1" min)

**Living Room:** - 4.62m x 4.44m (15'2" max (into bay) 11'2" min x 14'7")

**Dining Room:** - 4.42m x 3.43m (14'6" max (into bay) 12'3" min x 11'3")

**Bedroom 1:** - 4.34m x 4.22m (14'3" x 13'10")

**En-Suite:** - 2.34m x 1.37m (7'8" x 4'6")

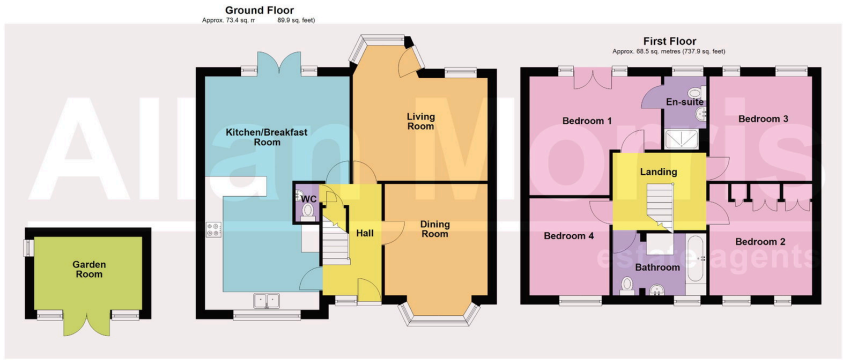
**Bedroom 2:** - 3.73m x 3.43m (12'3" x 11'3")

**Bedroom 3:** - 3.43m x 3.4m (11'3" x 11'2")

**Bedroom 4:** - 3.05m x 2.62m (10'0" x 8'7")

**Bathroom:** - 3.18m x 1.98m (10'5" x 6'6")

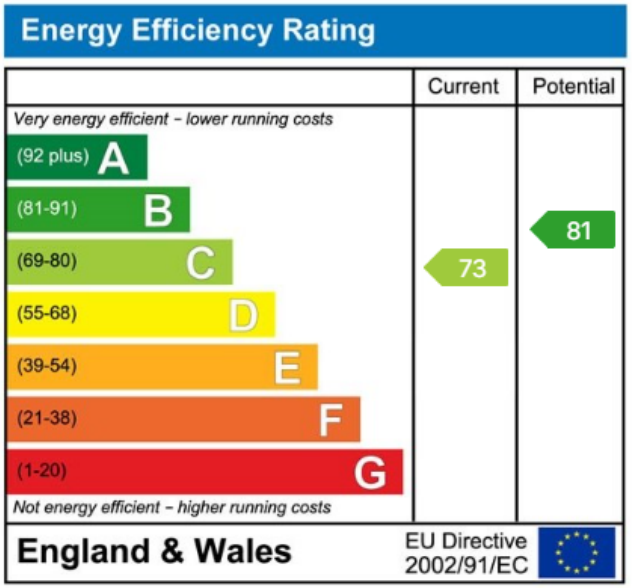
**Home Office / Garden Room:** - 3.56m x 2.36m (11'8" x 7'9")




Total area: approx. 141.9 sq. metres (1527.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Stunning detached family home
- 2 Bathrooms
- Driveway
- Highly sought after location
- Easy access to motorway links
- 4 Double Bedrooms
- Home Office/Garden Room
- Enclosed garden
- Northwick Manor Primary catchment
- Council Tax Band: E

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