



Allan Morris
estate agents

O'Keys Lane, Fernhill Heath,
Worcester.

'Larkspur', O'Keys Lane, Fernhill Heath, Worcester. WR3 8RL

Features:

- * NO ONWARD CHAIN
- * 2 Bedroom detached bungalow
- * Sought after location, local amenities & schooling
- * Large Bedrooms (both with En-Suites)
- * Further potential
- * Mature & established rear garden

A spacious and flexible two bedroom detached bungalow, situated within this quiet location, within the sought after village of Fernhill Heath, offering easy access to local amenities, schooling, Droitwich, Worcester City and major transport links. The property benefits from ample off road parking, via a large block paved driveway, detached double Garaging, together with a beautifully maintained and established rear garden. 'Larkspur' offers superb potential and flexibility of space, located within this no through Lane.

Accommodation briefly comprises: Entrance into well planned Kitchen/Breakfast Area with Quartz worktops, appliances to include Range Master, freestanding American style fridge/freezer, dishwasher, washing machine and tumble dryer, with an open arch into Dining Area with double doors to garden, Inner Hall with Worcester boiler and further built-in double cupboards, access to attic, large W.C., Sitting Room to rear elevation, with wood burner and double doors to patio and garden. To the front elevation is a large Master Bedroom with En-Suite Shower Room with large walk-in shower, vanity sink, W.C. and storage, Bedroom 2 with En-Suite Shower Room with large walk-in shower, W.C. vanity sink and cupboards below. From Bedroom 2 there is access into Snug/Office, or potential for walk-in Dressing Room, etc.

Outside: To the front is ample off road parking for numerous vehicles, via a block paved driveway and further gated access. There is also a detached double Garage, with electrically operated door. Gated side access to the rear, which can also be accessed from the Dining Room, Sitting Room or Snug/Office. To the rear is a very pleasant patio area, with electric sun awning and 2 log stores. The garden continues with a meandering pathway, leading through well stocked flower beds, with Apple tree and further bushes. To the far end is a further large patio area, overlooking an ornamental pond with waterfall, a real haven for birds.





Directions:

From Worcester City centre proceed out along the A38 Droitwich Road. Continue into the village of Fernhill Heath and turn right into O'Keys Lane, alongside the Costcutter Store, where 'Larkspur' will be found at the end. Drive past the for sale board to driveway on the left.

WAM 8060

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

PRICE: Offers in Region of £ 575,000



Total area: approx. 162.3 sq. metres (1746.9 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.

Floorplan & Measurements:

Kitchen: - 7m x 2.7m (22'11" x 8'10")

Dining Area: - 4.5m x 3.2m (14'9" x 10'5")

W.C.: - 2.1m x 1.7m (6'10" x 5'6")

Sitting Room: - 5.5m x 3.2m (18'0" x 10'5")

Master Bedroom: - 4.5m x 4.2m (14'9" x 13'9")

En-Suite Shower Room: - 2.4m x 1.7m (7'10" x 5'6")

Bedroom 2: - 5.5m x 4.2m (18'0" x 13'9")

En-Suite Shower Room: - 1.9m x 1.8m (6'2" x 5'10")

Double Garage: - 6.1m x 4.9m (20'0" x 16'0")

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.

Address:
32 Sidbury, Worcester, WR1 2HZ