

FOR SALE



49 Peninsula Road, Norton, Worcester, WR5 2SE

4 Bedrooms, 2 Bathroom, Detached House

£399,950

MARTIN&CO



- Vacant & No Onward Chain
- Detached family home
- Freehold tenure
- Approx 1,200sqft plus conservatory
- 4 bedrooms
- Bathroom & En suite
- Open plan living & fitted kitchen
- Study & Utility Room
- EPC band C
- Council Tax Band E
- Garage & Parking

*** VACANT & NO ONWARD CHAIN ***

This freehold detached family home is situated in the desirable Brockhill Village in the district of Norton, convenient for the M5 motorway and facilities of Worcester City Centre.

The house offers spacious and well appointed accommodation, with PVC double glazing, gas-fired central heating, private rear garden, single garage and off-road parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

HALLWAY 4.54m x 1.79m (14'11" x 5'10")

TOILET 1.54m x 0.64m (5'1" x 2'1")

STUDY / PLAYROOM 2.92m x 2.46m (9'7" x 8'1")

THROUGH LIVING ROOM 6.55m x 2.99m (21'6" x 9'10")

FITTED KITCHEN 4.41m x 2.39m < 2.72m (14'7" x 7'6" < 8'11")

UTILITY ROOM 1.62m x 1.55m (5'4" x 5'1")

DOUBLE GLAZED CONSERVATORY 5.12m x 2.67m (16'10" x 8'9")

FIRST FLOOR

LANDING 2.89m x 1.05m (9'6" x 3'5")

BEDROOM ONE 4.33m x 2.79m < 3.37m (14'2" x 9'2" < 11'0")

EN SUITE SHOWER ROOM 2.05m x 1.25m (6'8" x 4'1")

BEDROOM TWO 3.55m x 3.08m (11'8" x 10'1")

BEDROOM THREE 2.82m x 2.04m < 2.86m (9'6" x 6'8" < 9'4")

BEDROOM FOUR 2.82m x 2.36m (9'3" x 7'9")

FAMILY BATHROOM 2.07m x 1.58m (6'9" x 5'2")

OUTSIDE

GARAGE 5.12m x 2.48m (16'9" x 8'1") (Door width 2.13m 7'0")

PARKING

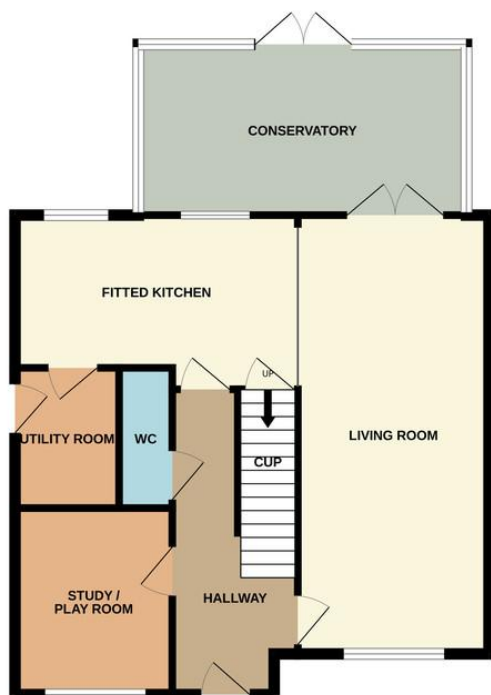
A tarmac driveway to the front of the garage provides parking for two cars and the block paved area to the front of the house provides space for a third car.

GARDEN

The property benefits from a private rear garden.



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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