



Allan Morris
estate agents

Northwick Close, Northwick,
Worcester.

**47 Northwick Close, Northwick, Worcester.
WR3 7EF**

Substantial detached family home

Flexible living accommodation

5 Bedrooms & 2 Bathrooms

Generous driveway & Garage

Fully enclosed private garden

Walking distance to Northwick Manor Primary School

Easy access to motorway links

A most generously proportioned five bedroom detached family home, situated in a highly sought after location, within the popular Northwick area.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Play Room, extended Living Room/Family Room, extended Kitchen/Diner and Utility Room. On the first floor: Master Bedroom with space to create En-Suite (if required), two further Bedrooms and Family Bathroom. On the second floor: Two further spacious Bedrooms, as well as Family Bathroom.

Outside: To the front the property benefits from private driveway and access into single Garage. To the rear is fully enclosed garden, offering a good degree of privacy.

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 (Ofsted Rating Outstanding) and is also within easy reach of wonderful riverside walks.





Directions:

From Worcester City centre proceed in a northerly direction up the Tything. At Gheluvelt Park fork left onto the Ombersley Road and turn left again at the Garage onto Northwick Road. From Northwick Road, take a left hand turn into Northwick Close, where number 47 can be found on the left hand side.

WAM 8047

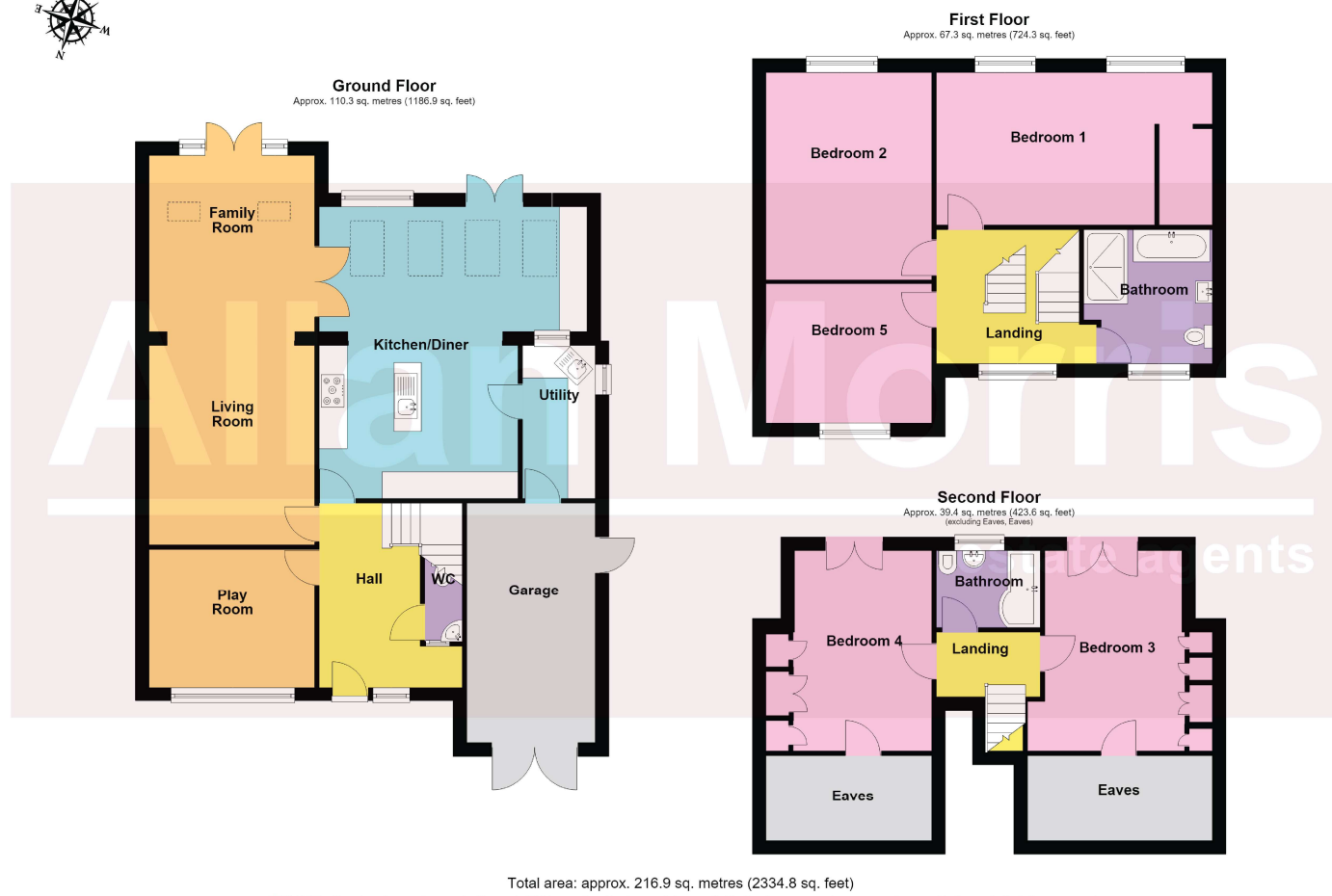
Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

PRICE: £ 700,000



Floorplan & Measurements:

Living Room: - 4.39m x 3.63m (14'5" x 11'11")

Family Room: - 3.86m x 3.63m (12'8" x 11'11")

Play Room: - 3.63m x 3.02m (11'11" x 9'11")

Kitchen / Diner: - 6.43m x 5.89m (21'1" x 19'4")

Utility Room: - 3.38m x 1.6m (11'1" x 5'3")

Bedroom 1: - 6.07m x 3.35m (19'11" x 11'0")

Bedroom 2: - 4.55m x 3.63m (14'11" x 11'11")

Bedroom 5: - 3.63m x 3.05m (11'11" x 10'0")

Bathroom: - 2.92m x 2.82m (9'7" x 9'3" max)

Bedroom 3: - 4.39m x 4.06m (14'5" x 13'4")

Bedroom 4: - 4.39m x 3.63m (14'5" x 11'11" max)

Bathroom: - 2.29m x 1.7m (7'6" x 5'7")

Garage: - 5.26m x 2.82m (17'3" x 9'3")

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.

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