



**Allan Morris**  
estate agents

**Hatfield Lane, Norton,  
Worcester.**

## Fairfield, Hatfield Lane, Norton, Worcester. WR5 2PY

- \* Spacious 4 bedroom detached dormer bungalow
- \* Sought after location
- \* Open-plan Kitchen/Dining Room
- \* Large Sitting Room with log burner
- \* 3 Bedrooms on ground floor
- \* Superb Orangery
- \* Downstairs Shower & Bathroom
- \* Ample parking, garaging & mature gardens

A wonderful opportunity to acquire a superbly located detached dormer bungalow, offering flexibility of space, finished to a high standard and situated within this sought after location, offering easy access to local schooling, Worcester City and major transport links.

Accommodation briefly comprises: Entrance Hall with WC/Cloakroom and airing cupboard, access to Utility, Sitting Room which is a superbly appointed large room, with log burner and marble surround, double doors to front elevation and patio with pergola, recently fitted Kitchen/Dining Room with Neff oven and induction hob, integrated full size fridge/freezer and dishwasher, Dining Area with built-in storage, to include glass fronted cabinets, single door to side and courtyard area, further double doors to rear decked patio and garden, Inner Hall with feature coloured glass blocks giving access to Utility, with integrated washing machine and door to garden, downstairs Shower Room with tiled flooring and superb further Snug/2nd Reception with bay window to front elevation, oak flooring, opening into Orangery with glass sky lantern and double opening doors to decking and lawn beyond, two Bedrooms 1 & 2 to front elevation (one with built-in wardrobes), further double Bedroom 3 to the rear with built-in wardrobes, Bathroom with tiled flooring, bath with hand shower over, vanity sink with storage below and majority tiled splash backs. On the first floor: Landing with Velux skylight, Bedroom 4 overlooking front elevation, with useful built-in storage, vanity sink unit with cupboards below and access into loft space (potential for En-Suite).

Outside: To the front 'Fairfield' is approached via a sweeping driveway, with ample parking and established lawned garden. There is a larger than average Garage with power, lighting and double doors to the one side giving access to rear garden (if required). The rear garden is of particular note, having a raised decked area, further courtyard seating area and an established mature garden.





## Directions:

From Worcester City centre take the A38 Bath Road in a southerly direction and proceed to the outskirts of the City. At the traffic island, just past the Ketch Public House, take the first exit onto the A4440, signposted to the M5. At the next traffic island take the third exit to Norton Road and at the following roundabout turn left. Continue along this road, Church Lane, heading out into the countryside and then turn right into Hatfield Lane. Continue along, where 'Fairfield' can be found on the left hand side.

WAM 8016

## Useful Information

Tenure: Freehold

EPC Rating: E

Council Tax Band: F

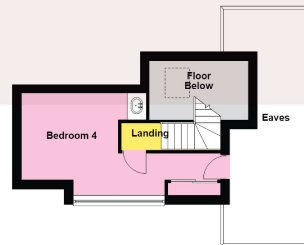
**PRICE: Offers in Region of £ 750,000**



**Ground Floor**  
Approx. 185.5 sq. metres (1966.8 sq. feet)



**First Floor**  
Approx. 118.9 sq. metres (1283.5 sq. feet) including Eaves, Floor Below



Total area: approx. 204.4 sq. metres (2200.3 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:

**Sitting Room:** - 6.7m x 5.2m (21'11" x 17'0" max 13'5" min )

**Kitchen / Dining Room:** - 5.8m x 3.9m (19'0" x 12'9")

**Utility:** - 1.8m x 1.7m (5'10" x 5'6")

**Downstairs Shower Room:** - 2m x 1.8m (6'6" x 5'10")

**Snug / 2<sup>nd</sup> Reception:** - 4.3m x 3.9m (14'1" x 12'9")

**Orangery:** - 4.5m x 3.6m (14'9" x 11'9")

**Bedroom 1:** - 4.1m x 3m (13'5" x 9'10")

**Bedroom 2:** - 3.9m x 3.1m (12'9" x 10'2")

**Bedroom 3:** - 4m x 3m (13'1" x 9'10")

**Bedroom 4:** - 6.4m x 3.4m (20'11" max (into recess) 13'9" min x 11'1")

**Bathroom:** - 2.7m x 1.8m (8'10" x 5'10")

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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