



**Allan Morris**  
estate agents

Laugherne Road, St. John's,  
Worcester.

**'Singleton', 35 Laugherne Road, St. John's, Worcester. WR2 5LP**

**Features:**

Extended period semi detached family home

Immaculate, spacious & versatile accommodation

Refitted Kitchen & Bathrooms

Tandem double Garage with power & light

Off road parking for 3/4 cars & electric charger point

Viewing highly recommended

An immaculately presented and thoughtfully extended period family home, offering spacious and versatile living with the benefit of driveway and garaging.

Inviting Entrance and Reception Hall with a beautiful tiled floor. Lounge with bay window and feature fireplace. The Dining Room is perfect for both relaxation as a snug in front of the wood burner, as well as a great space for entertaining. The heart of this home is truly the refitted Kitchen Breakfast Room, a complimentary contemporary design featuring bi-fold doors onto the garden, Velux skylights and breakfast bar, as well as further seating space to unwind. Utility Room and WC enhance daily functionality, while the Basement provides a useful space.

To the first floor the Principal Bedroom boasts the luxury of a refitted En-Suite Bathroom, a stylishly refitted Family Bathroom with separate shower and two further Bedrooms. On the top floor Bedroom four can be found, providing adaptable space, ideal for a Master Suite, Home Office, a Creative Studio, or an additional Guest Room.

Outside, the property presents a charming walled, slate-chipped fore garden with shrub borders and a welcoming gated tiled pathway. Gated side access to the rear garden, which enjoys a desirable private westerly aspect, well maintained lawn bordered by shrubs, a generous wooden-decked seating area and a secluded covered spot complete with a hot tub. A substantial tandem double Garage, equipped with power and light, offers ample storage and workshop potential. Electric gated access leads to off-road parking for 3-4 cars, ensuring convenience and electrics ready for an EV charger point.

Nestled in a popular and desirable area of St John's, 'Singleton' offers unparalleled convenience with easy access to the vibrant city centre, excellent local amenities and seamless connections to national road and rail networks, providing an effortless blend of community charm and urban accessibility.





## Directions

From Worcester city centre proceed over the River Severn onto New Road, taking the middle lane proceed over the traffic lights into St Johns. At the next set of traffic lights proceed straight over onto the Bromyard Road, at the next set of traffic lights turn right onto Comer Road, after a short distance take the third turning on the left onto Laugherne Road, continue along the road and number 35 will be found on the left hand side.

WAM 7881



## Useful Information

Tenure: Freehold

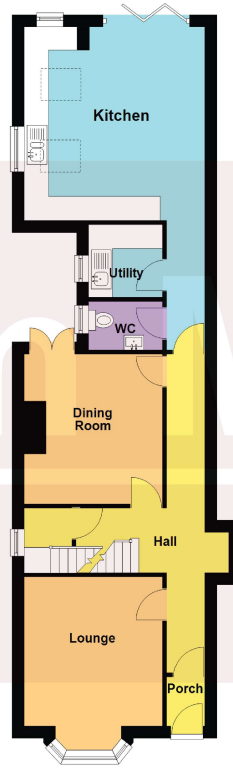
EPC Rating: D

Council Tax Band: D

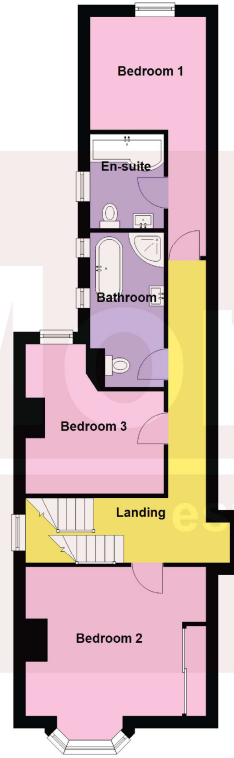
PRICE: £ 539,000



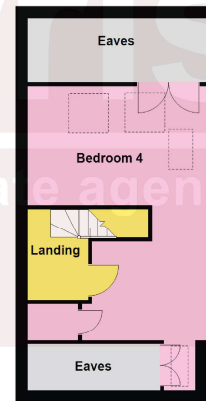
**Ground Floor**  
Approx. 105.8 sq. metres (1138.9 sq. feet)



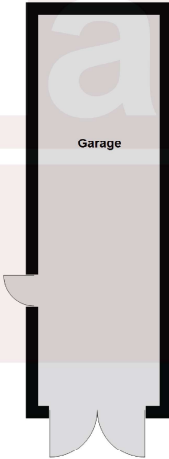
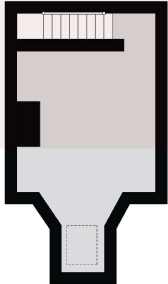
**First Floor**  
Approx. 67.8 sq. metres (731.1 sq. feet)



**Second Floor**  
Approx. 30.1 sq. metres (323.5 sq. feet)



**Basement**  
Approx. 18.2 sq. metres (196.0 sq. feet)



Total area: approx. 222.0 sq. metres (2389.6 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:

- Lounge - 4.34m x 3.48m (14'2" x 11'5")
- Dining Room - 3.76m x 3.48m (12'4" x 11'5")
- Utility - 1.84m x 1.86m (6'0" x 6'1")
- Kitchen - 4.87m x 4.54m (15'11" x 14'10")
- Basement - 4.6m x 3.48m (15'1" x 11'5")
- Bedroom 1 - 2.84m x 2.92m (9'3" x 9'6")
- En-Suite - 2.38m x 1.86m (7'9" x 6'1")
- Bedroom 2 - 4.34m x 4.54m (14'2" x 14'10")
- Bedroom 3 - 3.78m x 3.48m (12'4" x 11'5")
- Bathroom - 3m x 1.86m (9'10" x 6'1")
- Bedroom 4 / Loft Room - 6.39m x 1.11m (20'11" x 3'7")
- Garage - 9.84m x 3.08m (32'3" x 10'1")

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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