



Norton Road





# Norton Road Worcester

Offers in Region of £375,000

Position in a sought after cul-de-sac location is this well positioned dormer bungalow. The property comprises sitting room, breakfast kitchen, dining room also usable as a bedroom, further bedroom, utility room, store rooms. To the first floor is a bedrooms with ensuite shower room and a study/store room. Outside is a driveway to the front and a pleasant well maintained rear garden. A viewing is highly advised to appreciate the accommodation on offer.

## We've Noticed

- **Dormer Bungalow**
- **Generous accommodation**
- **Sought after location**
- **Cul-De-Sac location**
- **Viewing highly recommended**





**Entrance**

Through front entrance door into hallway with stairs to first floor, doors into bedroom, dining room, sitting room, breakfast kitchen and shower room.

**Dining Room**

With front aspect double glazed bay window and radiator. Useable as a double bedroom.

**Bedroom**

With front aspect double glazed bay window and radiator.

**Sitting Room**

With radiator, fireplace and rear aspect sliding patio doors opening and overlooking the rear garden.

**Breakfast Kitchen**

With matching wall and base units with work surfaces over, stainless steel sink and drainer, vertical column radiator, built-in fridge/freezer, built-in oven, hob and cooker hood over, breakfast bar, rear aspect double glazed window and door into utility.

**Shower Room**

With WC, wash hand basin, double glazed window, heated towel rail and large shower.

**Utility Room**

A spacious room with tiled flooring space for upright fridge/freezer, space and plumbing for washing machine, storage cupboard, sliding door into store and further door opening to the rear garden.

**Stores**

Two usable and versatile spaces with lighting and power.

**First Floor Landing**

With doors into bedroom and study/store room.

**Study/Store**

With Velux window, storage and wall mounted combination boiler.

**Bedroom**

With built-in storage, radiator, Velux window and door into ensuite shower room.

**Ensuite Shower Room**

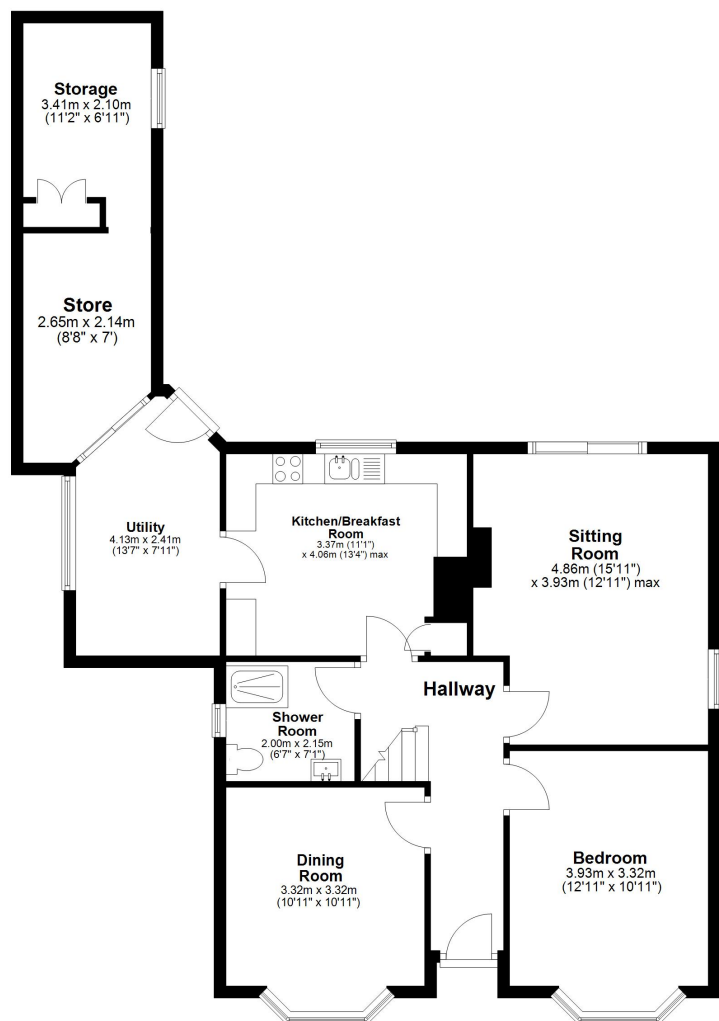
With eaves storage, Velux window, WC, wash hand basin and shower.

**Outside**

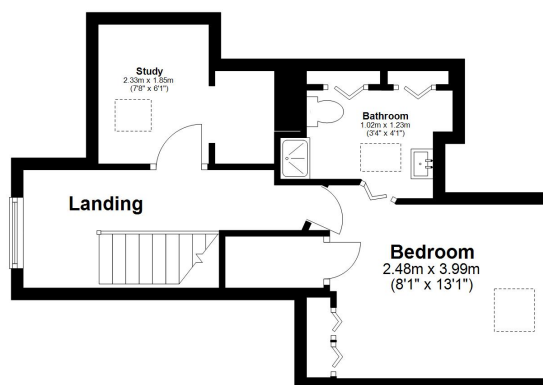
The front of the property is approached via a drive and large gravelled foregarden. To the rear is a pleasant garden laid to a mixture of lawn and patio with herbaceous borders and fenced boundaries.



## Ground Floor



## First Floor



46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

[www.hillsestateagents.co.uk](http://www.hillsestateagents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

