



Sinclair Way





# Sinclair Way

£375,000

Situated within the popular village of Lower Broadheath is this well presented three bedroom semi-detached home boasting spacious accommodation across three floors. The property comprises entrance hall, sitting room, large kitchen/diner and ground floor WC. To the first floor you will find bedrooms two and three as well as family bathroom and stairs leading to the second floor accommodating a large bedroom one with ensuite shower room. The property further benefits from a driveway with parking for two vehicles and a enclosed pleasant low maintenance rear garden. A viewing is highly advised to appreciate this lovely home.

## We've Noticed

- Well presented semi-detached home
- Popular village location
- Spacious accommodation across three floors
- Three bedrooms
- Driveway for 2 vehicles
- Ground floor WC, first floor family bathroom & ensuite to bedroom one





**Entrance**

Through front entrance door into hall with radiator, consumer unit, stairs to first floor and door into sitting room.

**Sitting Room**

With front aspect double glazed window, radiator and door into open plan kitchen/diner.

**Open plan kitchen/diner**

A large open plan room with space for dining table. Kitchen with matching wall and base units with work surfaces over, radiator, one and a half sink and drainer with mixer tap over, built-in oven and gas hob with extractor hood over, cupboard housing boiler, integrated fridge/freezer, dishwasher and washing machine. Double glazed double doors opening and overlooking the rear garden and a further door accessing the WC.

**WC,**

With WC and wash hand basin.

**First Floor Landing**

With aspect double glazed window, doors accessing bedrooms two, three, bathroom and storage cupboard.

**Bedroom 2**

With rear aspect double glazed window and radiator.

**Bedroom 3**

With front aspect double glazed window and radiator.

**Bathroom**

With side aspect double glazed window, heated towel rail, WC, wash hand basin, bath with shower screen and shower.

**Bedroom 1**

A large room with front aspect double glazed window, radiator, built-in sliding wardrobe and door into ensuite shower room.

**Ensuite Shower Room**

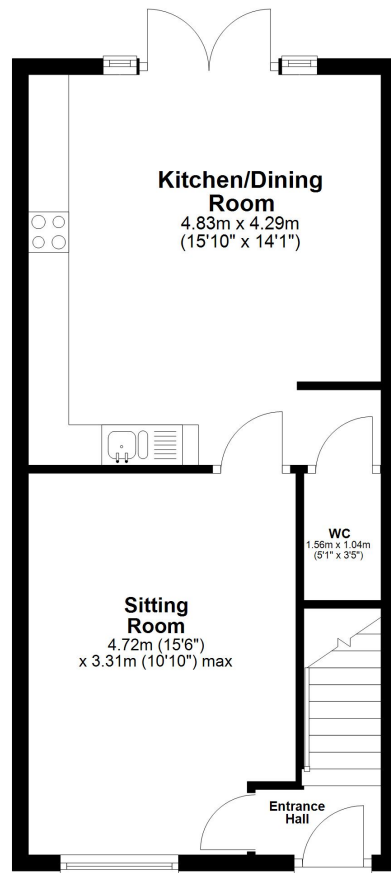
With extractor fan, WC, wash hand basin, radiator and shower cubicle.

**Outside**

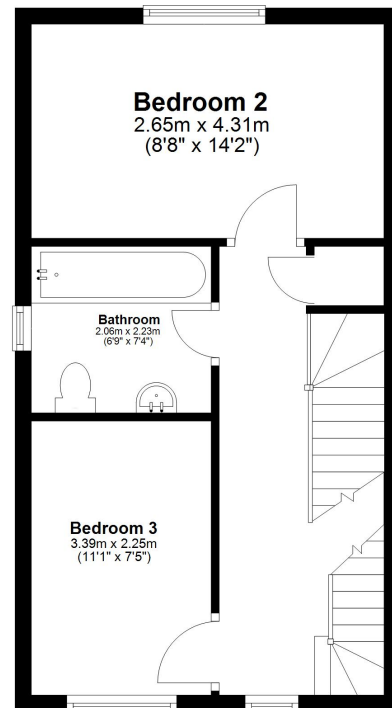
The front of the property is approached via a pathway to entrance door with small lawned foregarden and tandem driveway to the side of the property with a side gate accessing the rear garden. The rear garden is laid mostly to patio with artificial grass area and border lined with an array of plants.



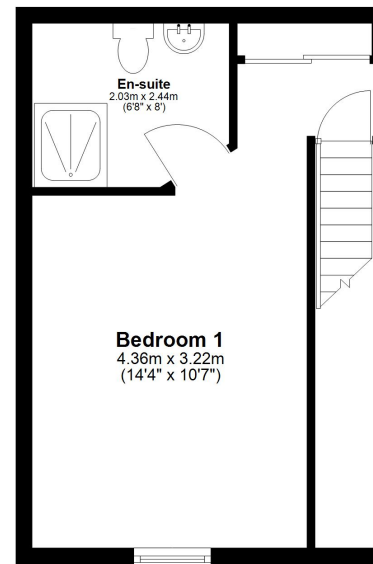
## Ground Floor



## First Floor



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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