



Nivelle Grove



Nivelle Grove

Worcester

Offers in Region of £350,000

Positioned within the sought after location of Brockhill Village, Norton is this well presented family home. The home provides great access to Worcestershire Parkway Railway Station as well as M5 Motorway. The accommodation comprises entrance hall, WC breakfast kitchen, sitting room and garden room. To the first floor are three bedrooms and bathroom with stairs to the second floor bedrooms with ensuite shower room. A viewing is highly advised!

We've Noticed

- **Semi-detached family home**
- **Four bedrooms**
- **Driveway and garage**
- **Providing great access to Worcestershire Parkway & M5 motorway**



Entrance

Through front entrance door into hall with stairs to first floor, radiator, doors into breakfast kitchen, sitting room and WC.

Kitchen

With front aspect double glazed window with seat, side aspect double glazed window, matching wall and base units with work surfaces over, built-in oven, grill and cooker hood, space for upright fridge/freezer and space and plumbing for washing machine and dishwasher.

WC

With double glazed window, consumer unit, radiator, wash basin and WC.

Sitting Room

With double glazed window, vertical column radiator and opening into garden room.

Garden Room

With radiator, side and rear aspect double glazed window and doors to the rear garden.

First Floor**First Floor Landing**

With doors into bedrooms two, three, four, bathroom and airing cupboard with hot water cylinder. Stairs to second floor.

Bedroom 2

With double glazed window and radiator.

Bedroom 3

With double glazed windows and radiator.

Bedroom 4

With double glazed window and radiator.

Bathroom

With panel bath, mixer tap and shower over, shower screen, wash hand basin, WC, radiator and double glazed window.

Second Floor**Bedroom 1**

With front aspect double glazed window and Velux window to rear, radiator, built-in storage housing boiler and double wardrobe, door into ensuite.

Ensuite Shower Room

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

Outside

The rear garden is laid to a mixture of patio and lawn with fenced boundaries and side gate leading to driveway and single garage with tandem parking in front.



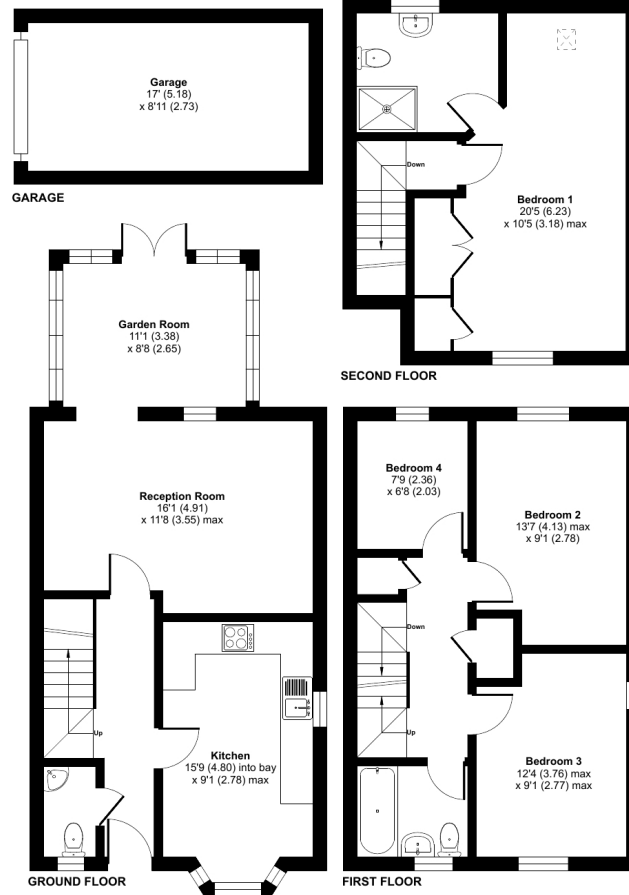
Nivelle Grove, Brockhill Village, Norton, Worcester, WR5

Approximate Area = 1292 sq ft / 120 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1444 sq ft / 134.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hills Estate Agents. REF: 1248796

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	81	83
	EU Directive 2002/91/EC	

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