



Norton Road





# Norton Road Worcester

Offers in Region of £375,000

A three bedroom detached home located within a popular residential location offering scope for extension subject to the correct permissions also benefiting from a large driveway, two garages and a good size rear garden. The property comprises of porch, hallway, sitting room, dining room, kitchen, utility, conservatory, wc. To the first floor are three bedrooms and a family bathroom. The property provides good access to the city centre as well as M5 motorway and is offered for sale with no onward chain.

## We've Noticed

- **Detached home**
- **Large driveway with two garages**
- **Sitting room, dining room, conservatory**
- **Kitchen, utility and ground floor WC**
- **Large rear garden**
- **Good access to the City Centre & M5 motorway**
- **No onward chain**





**Entrance**

Through front entrance door into porch with further door into hallway with doors into sitting room, kitchen, WC and stairs to first floor.

**Sitting Room**

With front aspect double glazed window, fireplace with surround and opening into dining room.

**Dining Room**

With double glazed sliding doors into conservatory, space for dining table and door into kitchen.

**Conservatory**

With side and rear aspect double glazed windows and doors opening to the rear garden.

**Kitchen**

With matching wall and base units with work surfaces, rear aspect double glazed window, stainless steel sink and drainer with mixer tap over, built-in oven and electric hob and doors into utility as well into hallway.

**Utility**

With work surface, sink and drainer with taps over and door into rear of garage as well as further door to the rear garden.

**WC**

With side aspect double glazed window, WC and wash hand basin.

**First Floor Landing**

With side aspect double glazed window, doors into bedrooms one, two, three, bathroom and airing cupboard with immersion tank.

**Bedroom 1**

With rear aspect double glazed window.

**Bedroom 2**

With front aspect double glazed window.

**Bedroom 3**

With front aspect double glazed window and built-in wardrobe.

**Bathroom**

With rear aspect double glazed window, WC, wash hand basin and shower.

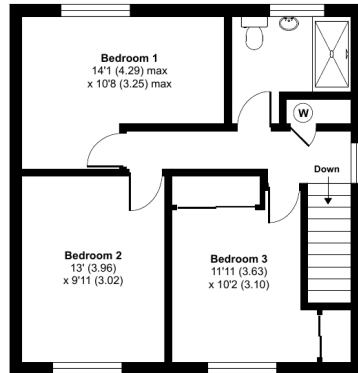
**Outside**

The property is approached via a large block paved driveway providing ample parking leading to the two garages with up and over door, entrance door as well as side access to the rear garden. The rear garden is of a good size laid to a mixture of patio and lawn with an array of plants and tree, fenced boundaries to sides and rear.

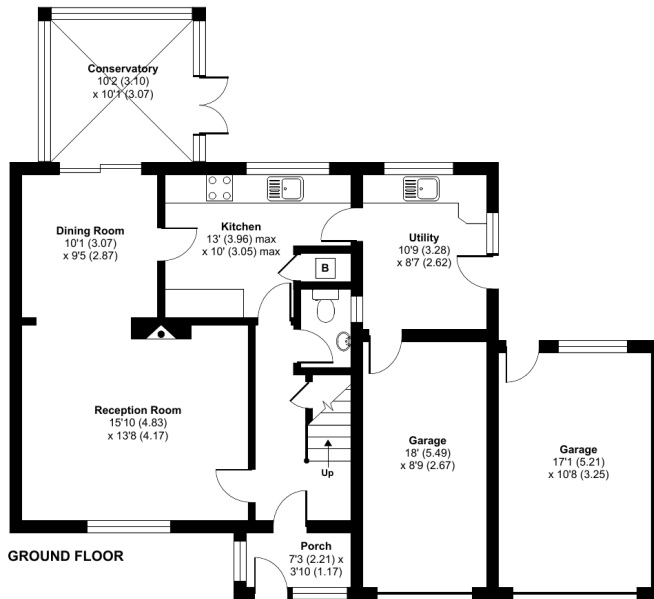


# Norton Road, WR5

Approximate Area = 1356 sq ft / 126 sq m  
 Garages = 336 sq ft / 31.2 sq m  
 Total = 1692 sq ft / 157.2 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hills Estate Agents. REF: 1111856

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	62	
(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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