



Allan Morris
estate agents

**Norchard Lane, Peopleton,
Pershore, Worcestershire.**

**Middle Norchard, Norchard Lane,
Peopleton, Pershore, Worcestershire.
WR10 2ED**

Features

- Spacious extended detached bungalow
- 4 Generous Bedrooms
- Refitted Kitchen and Bathrooms
- Generous plot of over half an acre
- Quiet village location
- **NO ONWARD CHAIN**

A wonderful opportunity to acquire a most spacious extended four bedroom detached bungalow, enjoying a most generous plot totalling over half an acre and situated along a quiet no through lane within the sought after village of Peopleton.

Accommodation briefly comprises: Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Utility Room, further Cloakroom, Dining Room, Sitting Room, Master Bedroom with En-Suite Shower Room, Guest Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: Outside to the front is generous driveway providing parking for several vehicles, as well as access into attached double Garage. To the rear is most generous enclosed gardens.

LOCATION:

The property is located in the sought after village of Peopleton, ideally placed for access to both Worcester, Pershore, motorway links and the Worcestershire Parkway Railway Station. The village benefits from a village store and Post Office, Public House, independent day School and Village Hall with playing fields/children's playground.





Directions:

From our Office in Sidbury, Worcester proceed on the London Road, towards A44 Whittington Road, at the roundabout take the first exit onto Swinesherd Way A4440. At the next roundabout take the 3rd exit onto A44 and continue to follow A44 for several miles. Before you reach Pinvin take a left hand turn signposted for Peopleton. Continue along for approximately half a mile and on reaching the village of Peopleton, take a right hand turn into Norchard Lane, where 'Middle Norchard' will be found on the right hand side, as indicated by our For Sale board. What3Words later.obtain.beaten

WAM 7258

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: F





Ground Floor
Approx. 213.7 sq. metres (2300.7 sq. feet)



Total area: approx. 213.7 sq. metres (2300.7 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:

SITTING ROOM:
20'0" maximum 18'4" minimum x 17'5"

UTILITY ROOM:
13'0" x 9'6"

KITCHEN / BREAKFAST ROOM:
19'6" x 13'8" maximum 12'3" minimum

DINING ROOM:
13'3" x 13'3"

BEDROOM 1:
16'3" x 11'3"

EN-SUITE SHOWER ROOM:
8'4" x 5'9"

BATHROOM:
9'3" x 8'2"

BEDROOM 3:
16'5" max (to rear of wardrobe) 12'6" min x 9'6"

BEDROOM 2:
12'1" x 11'9"

EN-SUITE SHOWER ROOM:
10'7" x 4'6"

BEDROOM 4:
11'6" maximum 7'7" minimum x 10'9"

DOUBLE GARAGE:
18'2" x 17'9"

General Information:

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 the 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 particularly advised to verify all the dimensions carefully. **FIXTURES AND 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.

Contact us:

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