



**Allan Morris**  
estate agents

**Cambrai Drive, Norton,  
Worcester.**



**23 Cambrai Drive, Norton, Worcester.  
WR5 2PN**

**Features**

- Link Detached Family Home
- 3 Bedrooms
- Driveway and Garage
- Enclosed Private Rear Garden
- Easy Access to Motorway Links and Worcestershire Parkway Railway Station
- Popular School Catchments

A modern well presented three bedroom link detached family home, situated in the popular Norton area.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Kitchen/Breakfast Room and Conservatory. On the first floor: Three Bedrooms and Family Bathroom.

Outside: Private driveway, single Garage and enclosed rear garden.

**LOCATION:**

The property is located in the popular Norton area and benefits from being within easy reach of Worcester City and from a popular school catchment for both Primary and Secondary, as well as having excellent transport links. The property is within walking distance of a Public House, as well as beautiful countryside affording excellent walks.







### Directions:

From Worcester City centre take the A38 Bath Road in a southerly direction and proceed to the outskirts of the City. At the traffic island just past the Ketch public house take the first exit onto the A4440 signposted to the M5. At the next traffic island take the third exit to Norton Road and then at the next roundabout take the left hand turn into Crookbarrow Road. At the following roundabout turn left into Salamanca Drive. Follow the road all the way around and turn into Cambrai Drive, where number 23 can be found on the left hand side, as indicated by our For Sale board.

WAM 6844

### Useful Information:

Tenure: Freehold

EPC Rating: D

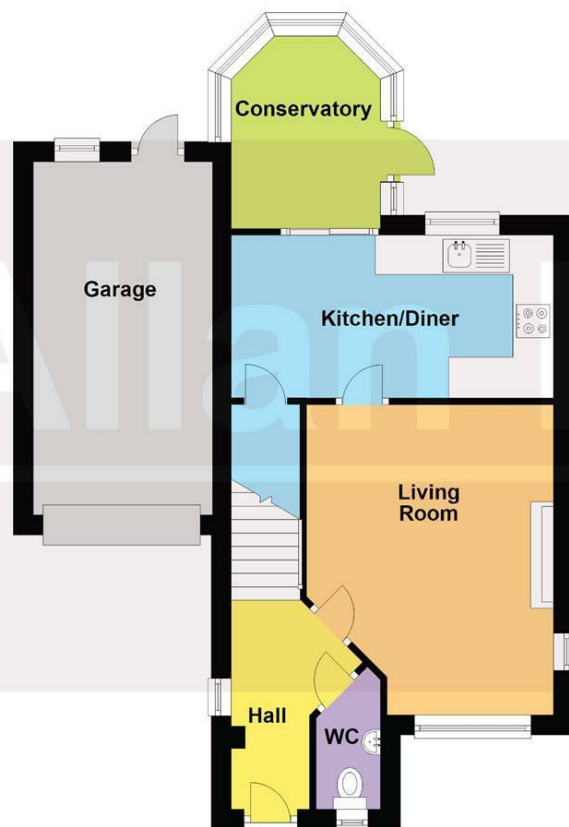
Council Tax Band: D





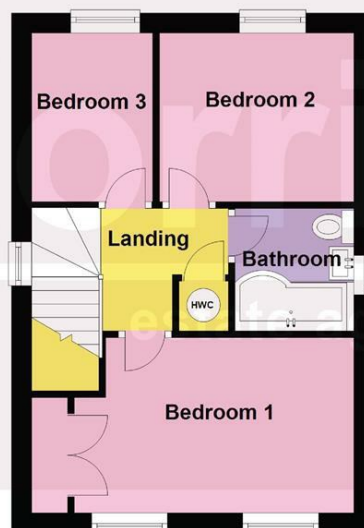
### Ground Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



### First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 95.2 sq. metres (1025.0 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:

LIVING ROOM:

15'3" x 12'1"

KITCHEN / BREAKFAST ROOM:

15'9" x 8'0"

CONSERVATORY:

9'0" x 8'3"

BEDROOM 1:

15'8" max (to rear of wardrobe) 12'4" min x 8'10"

BEDROOM 2:

9'7" x 8'3"

BEDROOM 3:

8'4" x 6'0"

BATHROOM:

6'0" x 5'10"

GARAGE:

17'4" x 8'9"

### 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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