



Allan Morris
estate agents

7 SWINTON CLOSE
St Johns Worcester

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ST JOHNS, WORCESTER, WR2 4HA

A beautifully presented and much improved extended 5 bedroom detached family home, situated in a prime location to the West of Worcester City.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Sitting Room, fabulous extended open-plan Kitchen/Breakfast Room/Dining Room and Utility Room. On the first floor: Bedroom 1 with En-Suite Shower Room, four further Bedrooms and Family Bathroom.

Outside: Private driveway, integral single Garage, private rear garden and separate allotment area.



ENTRANCE HALL:

With parquet style Karndean flooring, ceiling light points, coving, radiator, door to useful under stairs cupboard with lighting and door to:

DOWNSTAIRS CLOAKROOM:

Fitted with low level W.C. and pedestal wash hand basin with mixer tap over, ceiling light point, obscure window to front aspect, radiator, part tiled walls.

SITTING ROOM: 16'7" X 13'5"

The centrepiece of which is an electric wall mounted fire, window to front aspect, recessed ceiling light points, radiator and double opening glazed panelled doors providing access through to Dining Room.

FABULOUS OPEN-PLAN AREA:

Initially into:

KITCHEN / BREAKFAST ROOM AREA: 18'1" X 13'7"

BREAKFAST ROOM AREA:

With recessed ceiling light points, radiator, range of fitted units, full height fridge, recessed ceiling light points, double oven and door providing access into Utility Room.

KITCHEN AREA:

Fitted with matching base and wall mounted units, incorporating one and a half bowl stainless steel single drainer sink unit with extender tap over, integral dishwasher, hob with extractor and lighting over, breakfast bar area, windows to rear aspect, recessed and suspended ceiling light points, bi-folding doors providing access out to the rear and archway through to:

DINING AREA: 21'1" X 9'10"

With door back to Hall, double opening doors to Sitting Room, recessed ceiling light points, radiator.

UTILITY ROOM: 8'10" X 9'9"

Fitted with matching base and wall mounted units, incorporating single drainer sink unit with mixer tap over, wall mounted gas central heating boiler, space and plumbing for washing machine, integral fridge and freezer, tiled splash back, window to rear aspect, coving, radiator, part double glazed UPVC door providing access to rear aspect and door to Integral Garage.

From Entrance Hall stairs rise to first floor:

LANDING:

With ceiling light points, coving, hatch to loft space, door to linen cupboard and door to:

BEDROOM 1: 13'0" X 12'3"

With window to front aspect, ceiling light point, radiator, fitted wardrobes with mirrored sliding doors and door to:

EN-SUITE SHOWER ROOM:

Fitted with low level W.C., pedestal wash hand basin, fully tiled shower cubicle, ceiling light point.

BEDROOM 2: 12'7" X 9'1"

With window to rear aspect, ceiling light point, radiator, coving, fitted wardrobe.

BEDROOM 3: 12'8" X 8'10"

With windows to rear and side aspect, ceiling light point, radiator, coving and door to:

WALK-IN WARDROBE:

With hanging rail, ceiling light point, pedestal wash hand basin with mixer tap over.

BEDROOM 4: 12'3" MAXIMUM 8'10" MINIMUM 8'2"

With window to rear aspect, ceiling light point, radiator, coving, fitted wardrobes with mirrored sliding doors.

BEDROOM 5 / OFFICE: 8'10" X 7'1"

With window to front aspect, ceiling light point, radiator.

FAMILY BATHROOM:

Fitted with low level W.C., wash hand basin with mixer tap over, bath and fully tiled shower cubicle, recessed ceiling light points, fully tiled walls, heated towel rail, obscure window to front aspect.

OUTSIDE:

To the front is a low maintenance walled foregarden, Covered Porch Area, courtesy lighting and access into:

INTEGRAL GARAGE: 19'3" X 9'0"

Via up and over door and can also be accessed via door from Utility Room, with power, lighting and fitted units.

The rear garden initially benefits from covered power points and outside tap, as well as courtesy lighting. The garden comprises a mixture of lawned area with pathway and patio that surrounds the lawned area, brick built OUTBUILDING to the left hand side, all enclosed by fencing and walling. There is also gated access out to the side and from here access can be gained to the private ALLOTMENT, which is also secure and gated.

ROUTE TO THE PROPERTY:

From Worcester city centre proceed over the river bridge and past the Cricket ground on the left hand side. Continue straight on over the first island and bear left at the traffic lights into St. John's (B4485). Take the next turning right, signposted Rushwick into Bransford Road and continue for approximately half a mile and turn left into Swinton Lane. Turn left into Swinton Close and after a short distance number 7 can be found on the left hand side.

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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. TENURE: We understand the property is offered for sale FREEHOLD. 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.

Offices throughout Worcestershire

