



Napleton Lane



# Napleton Lane

Worcester

Offers in Region of £550,000

Over 2,000 sq ft, light, spacious, four double bedroom detached home. Situated within the sought after village of Kempsey close to local amenities, adjacent to Kempsey Playing Fields with cricket, tennis and football. The ground floor of the property comprises porch, generous entrance hall, three reception rooms, ground floor WC, dining kitchen, two under stairs storage cupboards, utility and conservatory. To the first floor are four double bedrooms with a family bathroom, an en-suite to bedroom one and a linen cupboard. The property also benefits from a large driveway for 4 cars, a detached double garage and a sizeable, South-facing, very private garden to the rear and wrapping around to the side. This property must be viewed to appreciate the accommodation on offer. The property also has a fully boarded loft.

## We've Noticed

- **Detached home**
- **Four double bedrooms**
- **Three reception rooms**
- **Conservatory, dining kitchen and utility**
- **Excellent storage space**
- **Generous, private, South-facing, wraparound garden**
- **Detached double garage**
- **Driveway for 4 vehicles**
- **Adjacent to playing fields**



**Entrance**

Through front entrance door into porch, double doors into the spacious hallway, with further doors leading to each of the three reception rooms, downstairs cloakroom, storage cupboard and dining kitchen.

**Sitting Room**

5.33m x 3.63m (17' 6" x 11' 11") With radiator, electric fireplace with surround and rear aspect double glazed double doors opening and overlooking the rear garden.

**Reception Room 2 - Music Room**

3.63m x 3.02m (11' 11" x 9' 11") With front aspect double glazed window, radiator also suitable as a snug or a dining room.

**Office**

2.87m x 2.74m (9' 5" x 9' 0") With front aspect double glazed window and radiator. Another versatile room currently used as an office.

**Dining Kitchen**

4.39m x 3.56m (14' 5" x 11' 8") With a rear aspect double glazed window, matching wall and base units with solid oak doors, work surfaces over, space for a fridge/freezer and dishwasher as well as an integrated oven, grill and gas hob, stainless steel sink and drainer with mixer tap over. Doors into conservatory.

**WC**

With WC, wash hand basin and radiator.

**Utility**

2.56m x 2.13m (8' 5" x 7' 0") With wall and base units with work surfaces over, space and plumbing for washing machine and tumble dryer, Belfast sink, further space for under counter appliances and free standing fridge/freezer. Door to front of property. Under stairs storage cupboard.

**Conservatory**

4.39m x 3.12m (14' 5" x 10' 3") With side and rear aspect double glazed windows and doors leading to the rear garden as well as opening to utility room.

**First Floor Landing**

With side aspect double glazed window on half landing overlooking garden and playing fields, doors into bedrooms one, two, three and four, bathroom, linen cupboard and loft access.

**Bedroom 1**

4.50m x 3.61m (14' 9" x 11' 10") With rear aspect double glazed window, radiator, built-in sliding wardrobes and door into en-suite shower room. Views over playing fields and to the Malvern Hills.

**Ensuite**

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

**Bedroom 2**

4.39m x 2.97m (14' 5" x 9' 9") With front aspect double glazed window and radiator.

**Bedroom 3**

3.89m x 3.61m (12' 9" x 11' 10") With front aspect double glazed window and radiator.

**Bedroom 4**

3.53m x 2.41m (11' 7" x 7' 11") With rear aspect double glazed window and radiator. Views over playing fields and to the Malvern Hills.

**Bathroom**

With rear aspect double glazed window, heated towel rail, WC, vanity wash hand basin, bath and separate shower.

**Loft**

Fully boarded, offering excellent storage space.

**Outside**

The front of the property is approached via a large, block paved driveway leading to the entrance door and detached double garage. To the rear is a good size, South-facing and very private garden laid to a mixture of patio, lawn and a vegetable patch, pond, garden sheds and a greenhouse. The garden boasts shrubs, plants and trees, including a walnut tree and two apple trees. The garden is enclosed by mature hedging and panel fencing. There is a passage to the side of the house with a gate to access the drive.

**Garage**

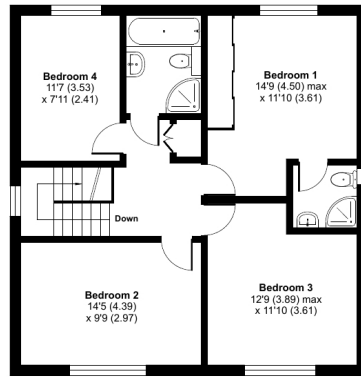
5.21m x 4.78m (17' 1" x 15' 8")



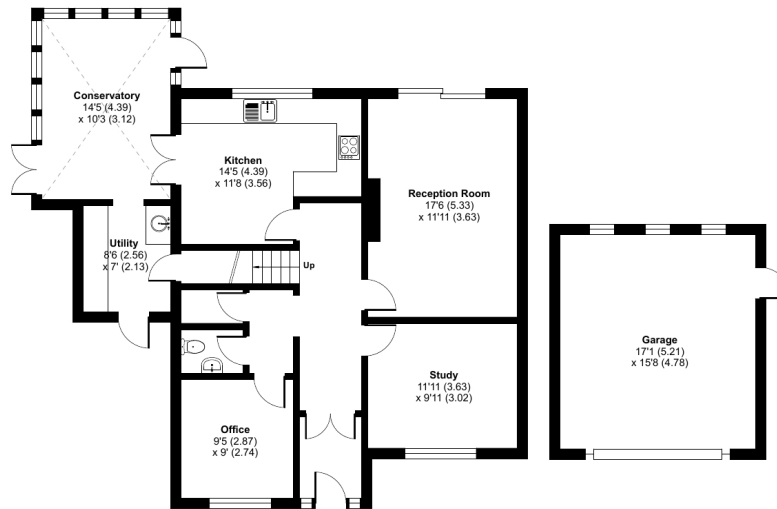
# Napleton Lane, Kempsey, Worcester, WR5

Approximate Area = 1797 sq ft / 166.9 sq m  
 Garage = 269 sq ft / 24.9 sq m  
 Total = 2066 sq ft / 191.8 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). © nchecomm 2024. Produced for Hills Estate Agents. REF: 1108010



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(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

## Other Information -

Kempsey is an ancient village dating back to Saxon times and has a thriving community. The village offers excellent facilities, including a store, Post Office, many pubs, primary school, tennis, cricket, football, yacht and badminton clubs and a Scout group. There are plenty of footpaths and bridleways, including along the Severn, with Kempsey Common offering excellent walking and the Malvern Hills a short drive away. The property is just 4 miles from Worcester city centre, which has many facilities and historic sites.

There is ready access to the M5 and the A38, with Malvern (18 minutes), Birmingham city centre (50 minutes), Cheltenham (30 minutes) and Gloucester (35 minutes) all being within easy reach. Worcestershire Parkway station is just over 5 miles (12 minutes) from the property and offers trains across the country, including Birmingham New Street (31 minutes), London Paddington (2 hours) and Bristol Temple Meads (68 minutes).

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

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