



Napleton Lane



Napleton Lane

Worcester

Offers Over £650,000

Nestled in the sought-after village of Kempsey, Worcester, this spacious four-bedroom detached home offers the perfect blend of modern living and rural charm. Ideally located close to local schools, a village shop and post office, with excellent access to the M5 motorway and Worcestershire Parkway Station, the property combines comfort with convenience. The ground floor features a welcoming porch and entrance hall, a large sitting room, an impressive open-plan kitchen/dining/living space, a versatile playroom, utility room, and WC. On the first floor are three well-proportioned bedrooms, including one with an en-suite shower room, alongside a stylish family shower room. The top floor is dedicated to the principal bedroom, complete with its own en-suite bathroom. Externally, the property boasts a generous garden with a garden office cabin (approx. 3m x 4m), perfect for working from home or additional leisure space. This property truly needs to be viewed to fully appreciate the quality and versatility of the accommodation on offer.

We've Noticed

- **Detached house**
- **Four bedrooms**
- **Driveway and garage**
- **Popular village location of Kempsey**
- **Spacious accommodation**
- **Large sitting room + Playroom**
- **Spacious open plan Kitchen/Diner/Living area**
- **Garden office**
- **Good size garden**



Entrance

Through porch into entrance hallway with doors into sitting room, open plan kitchen/diner/living room, WC and stairs to first floor.

Sitting Room

With dual aspect double glazed window, radiator and wood burner. Door into playroom.

Kitchen/Diner/Living Room

A large open plan space with front aspect double glazed windows and rear aspect sliding doors opening to the rear garden. Space for dining table as well as sofa and radiators. The Kitchen is finished to a high standard with a 14 ft island, integrated fridge/freezer, dishwashers, sink with mixer tap, space for range style cooker with extractor hood over.

Utility

With sink and drainer with mixer tap over, space and plumbing for washing machine, wall mounted Worcester Bosch combi boiler and door to rear garden.

Playroom

With front aspect double glazed window and radiator.

WC

With WC, wash hand basin and radiator.

First Floor

First Floor Landing

With doors into bedrooms, shower room and stairs to second floor.

Bedroom 2

With front aspect double glazed window, radiator and door into ensuite.

Ensuite

With WC, wash hand basin and shower.

Bedroom 3

With front aspect double glazed window and radiator.

Bedroom 4

With rear aspect double glazed window and radiator.

Shower Room

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

Second Floor

Bedroom 1

A large bedroom with rear aspect double glazed windows, radiator and opening to bathroom with WC, wash hand basin, bath and rear aspect double glazed window.

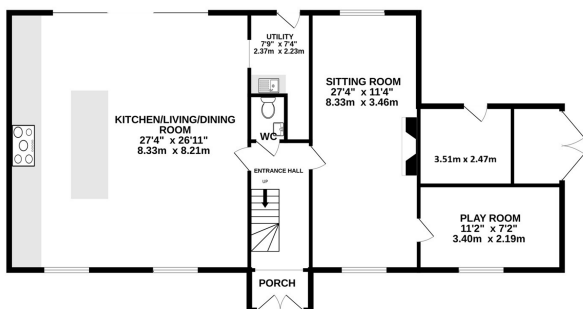
Outside

The front of the property is approached via driveway with pathway to entrance door. Outside there are front and rear gardens. The rear garden is of a good size laid to a mixture of block paving and lawn with hedged and fenced boundaries.

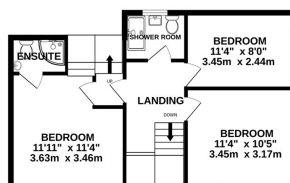


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

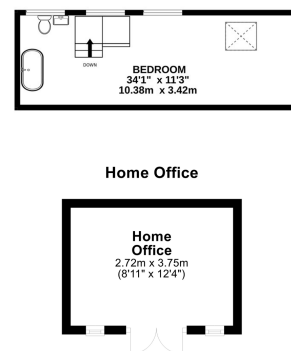
GROUND FLOOR
1339 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 2655 sq.ft. (246.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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