



For Sale: - £TBC. Freehold
Naylor Close, Kidderminster, DY11 7ND

- Three bedrooms
- Modern open plan living
- Conservatory
- Detached garage

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this modern three bedroom detached bungalow to the market. The property benefits from entrance hallway, open plan lounge kitchen diner, conservatory, guest cloaks, inner hallway, three bedrooms, bathroom, wrap around garden and detached garage with driveway. The property is being offered with vacant possession and no upwards chain. EPC and floorplan ordered.

Entrance Hallway	Gas centrally heated radiator, recessed ceiling spotlights, doors to the living area and cloakroom.	Bedroom One	Recessed ceiling spotlights, gas centrally heated radiator, built-in sliding door wardrobes and UPVC window with shutters.
Cloakroom	Low-level WC, pedestal sink, centrally heated radiator, recessed ceiling spotlight, circular UPVC window and alarm control panel.	Bedroom Two	Recessed ceiling spotlights, gas centrally heated radiator and UPVC window with shutters.
Open Plan Lounge Kitchen Diner	Recessed ceiling spotlights, air conditioning unit, gas fire with marble hearth with wooden surround, UPVC bow window to rear elevation, two gas centrally heated radiators, door to inner hallway. Kitchen is fitted with a range of wall and base units with space for an under-counter fridge, washing machine and freezer. Built-in dishwasher, electric oven, 4-ring electric hob with extraction hood over, additional UPVC window into conservatory and tiled splashbacks.	Bedroom Three	Recessed ceiling spotlights, gas centrally heated radiator and UPVC window with shutters.
Conservatory	Underfloor heating, UPVC windows to two elevations, double-glazed glass roof, French doors to the rear garden and recessed ceiling spotlight points.	Bathroom	Tiled floor and tiled splashbacks, panelled bath with shower over, pedestal, sink, low-level WC, gas centrally heated radiator, recessed ceiling spot points, extraction fan and UPVC obscured window.
Inner Hallway	Doors to three bedrooms, bathroom and the airing cupboard which houses the Worcester combination boiler and the alarm control panel. Loft access hatch and ceiling light points.	Gardens	Wrap around garden to the front, rear and side. Front and side is laid to grass with established hedge boundaries. Two pedestrian gates to the front and side of the property. The rear garden has pedestrian gates on both sides. The enclosed rear garden benefits from composite decking, Astroturf, planted beds with a gravelled area and steps up to a raised patio area. Summer house and personnel door to the garage.
		Garage	Up and over door to the driveway, personnel door to the rear garden. Electrical plug sockets and ceiling light point.



Room Details

Entrance Hallway	
Cloakroom	1.71m x 1.10m (5'7" x 3'7")
Open Plan Lounge Kitchen Diner	9.44m x 4.27m (30'12" x 14'0") max
Kitchen Area	3.99m x 3.07m (13'1" x 10'1")
Living Area	5.56m x 4.28m (18'3" x 14'1")
Conservatory	3.92m x 2.92m (12'10" x 9'7")
Inner Hallway	
Bedroom One	3.42m x 2.99m (11'3" x 9'10")
Bedroom Two	3.37m x 2.30m (11'1" x 7'7")
Bedroom Three	2.45m x 2.12m (8'0" x 6'11")
Bathroom	1.87m x 1.68m (6'2" x 5'6")
Summer House	2.94m x 2.42m (9'8" x 7'11")
Garage	2.41m x 5.22m (7'11" x 17'2")

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) 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	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

