



Withybed Lane, Inkberrow, WR7 4JJ

Guide price £675,000


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HOMES

2448 Sq Ft Total approx A fantastic, spacious family home, offering versatile living accommodation and enjoying an enviable sized plot set on the prestigious Withybed Lane in Inkberrow. Boasting a generous frontage with large sweeping DRIVEWAY, DOUBLE INTEGRAL GARAGE, and GENEROUS FRONT AND REAR GARDENS. Entrance hallway, guest WC, dining room, living room, extended and RECENTLY REFITTED KITCHEN/BREAKFAST ROOM, snug, utility, spacious landing, four double bedrooms with en-suite to master, and family bathroom.



This attractive home is nestled on a plot that boasts a large part paved/part tarmac sweeping driveway providing ample off-road parking to the front aspect, double integral garage, and a substantial mature rear garden laid mainly to lawn, with entertaining areas and separate vegetable garden and greenhouse.

The ground floor accommodation comprises in brief of an impressive hallway with staircase leading to the first floor, and a guest WC. Leading off the hallway is the generous living accommodation featuring an impressive dual aspect dining room to the front of the property, through into the living room looking out to the rear and fabulous recently extended fitted kitchen with skylight and bi-folding doors opening to the garden, with quality integrated appliances and adjacent to the kitchen is a generous snug as well as a convenient utility with through access to the rear garden.

The first floor boasts a generous landing area, four well-proportioned double bedrooms with a generous master suite complete with en-suite shower room and built in wardrobe space, and a family bathroom.

The expansive gardens mainly laid to lawn also features paved patio and decking areas, perfect for outdoor entertaining. The gardens are mainly laid to lawn, with well-kept hedging to the perimeters, and features an established vegetable garden with raised planters, greenhouse and timber shed. Further benefits from gas central heating and double glazing throughout and offers truly ready to move into accommodation. Properties of this nature in this location rarely come to market, so early inspection is recommended to avoid disappointment.

Hall

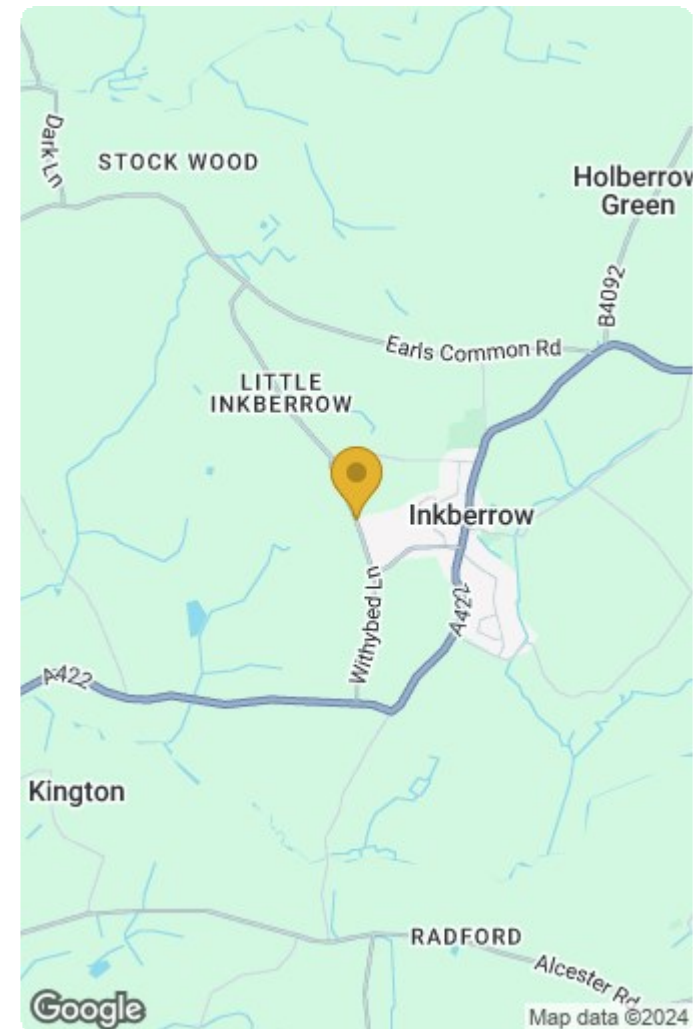
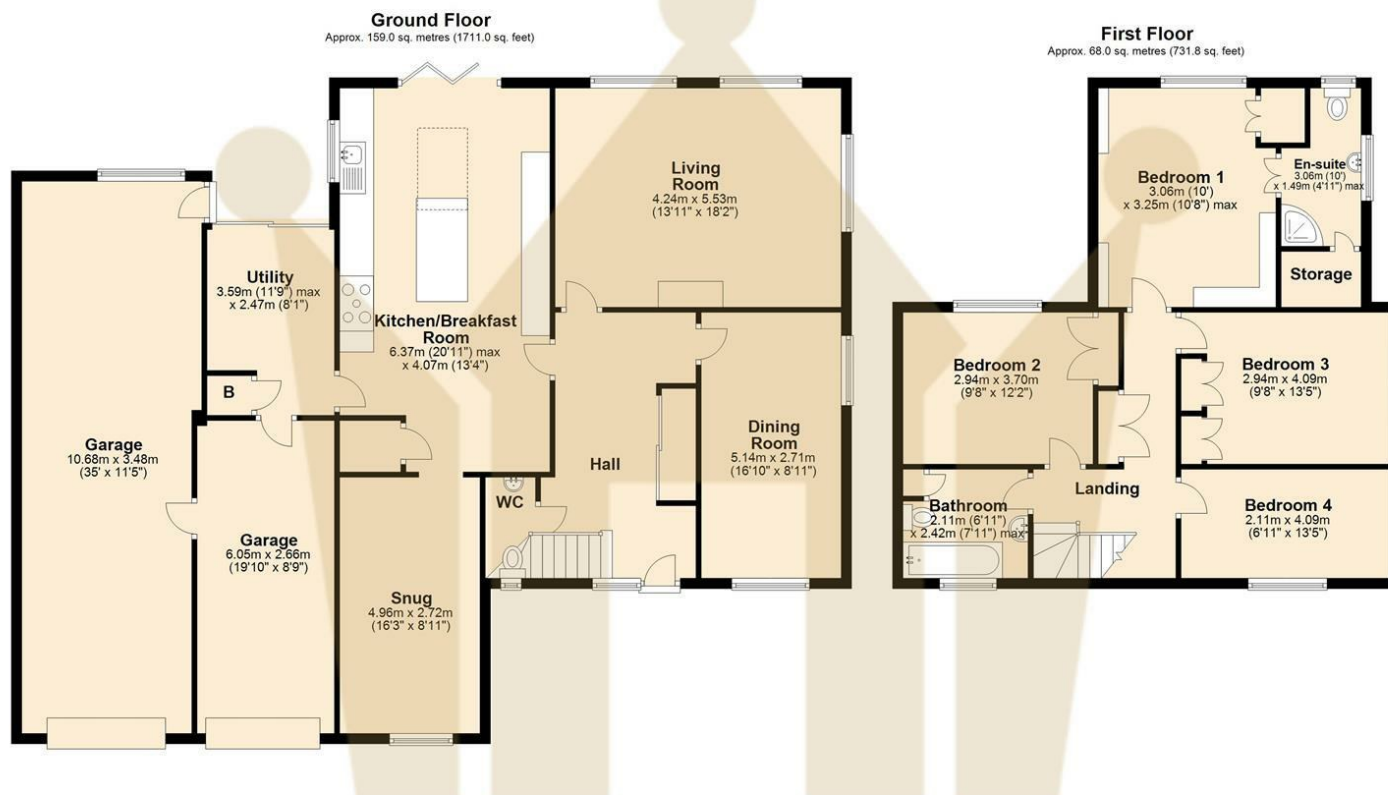
WC

Kitchen / Breakfast Room	24'4" x 13'4" (7.43m x 4.07m)
Living Room	13'10" x 18'1" (4.24m x 5.53m)
Dining Room	16'10" x 8'10" (5.14m x 2.71m)
Snug	16'3" x 8'11" (4.96m x 2.72m)
Utility	11'9" x 8'1" (3.59m x 2.47m)
Garage	19'10" x 8'8", (6.05m x 2.66,)

Garage	35'0" x 11'5" (10.68m x 3.48m)
Landing	
Bedroom One	13'10" x 10'7" (4.24m x 3.24m)
En-Suite	10'0" x 4'10" (3.06m x 1.49m)
Bedroom Two	9'7" x 12'1" (2.94m x 3.70m)
Bedroom Three	9'7" x 13'5" (2.94m x 4.09)
Bedroom Four	6'11" x 13'5" (2.11m x 4.09m)
Bathroom	6'11" x 7'11" (2.11m x 2.42m)







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