



Brecon Close, Inkberrow, WR7 4EP

£525,000


KING
HOMES

***1767 sqft * Four Bedrooms * FOUR VERSATILE RECEPTIONS *Impressive Large rear Garden *Driveway Parking * Garage *This beautifully extended four-bedroom detached family home, located in the desirable village of Inkberrow, offers spacious living with four versatile reception rooms. Finished to a high modern standard, the property features a large dual-aspect living room with an open fireplace, a generous dining room with garden access, a separate office, and a flexible playroom. The fully fitted kitchen provides ample storage, while upstairs, four well-proportioned bedrooms are served by a modern family bathroom with a separate bath and shower. Set back behind a landscaped front garden with a tarmac driveway offering ample off-road parking, the home also boasts a stunning wrap-around rear garden with multiple patio areas, a pergola, and a summer house, perfect for outdoor enjoyment.**



This beautifully extended four-bedroom detached family home is finished to a high modern standard, offering spacious and versatile living accommodation throughout.

On approach the property is set back behind a landscaped front garden, featuring a tarmac driveway that provides ample off-road parking. Adjacent to the driveway is a well-maintained lawned fore garden, enhancing the home’s kerb appeal.

A welcoming entrance hall, with stairs leading to the first floor, provides access to the living areas and a convenient downstairs W.C.

The large living room is an impressive rectangular space, flooded with natural light from dual-aspect windows. A charming open fireplace serves as a focal point, creating a warm and inviting atmosphere. Doors lead to both the dining room and the playroom.

The dining room is generously proportioned, comfortably accommodating a large dining table along with additional furniture. With dual-aspect views, including doors and a large window overlooking the rear garden, this space is perfect for entertaining.

A separate office, positioned at the front of the property, provides a quiet and versatile workspace, enhanced by a large window allowing for plenty of natural light.

The playroom, accessible from the living room, offers a flexible family space with views of the rear garden. A door leads directly into the kitchen.

The fully fitted kitchen boasts an extensive range of wall and base units, offering ample storage. Finished in neutral tones, this stylish and functional space provides easy access to the garage.

Upstairs, four generously sized bedrooms provide comfortable accommodation for the whole family. The modern family bathroom is fitted with a bath, a separate shower, W.C., hand wash basin, fitted cabinetry, a heated towel radiator, and an obscure window for privacy.

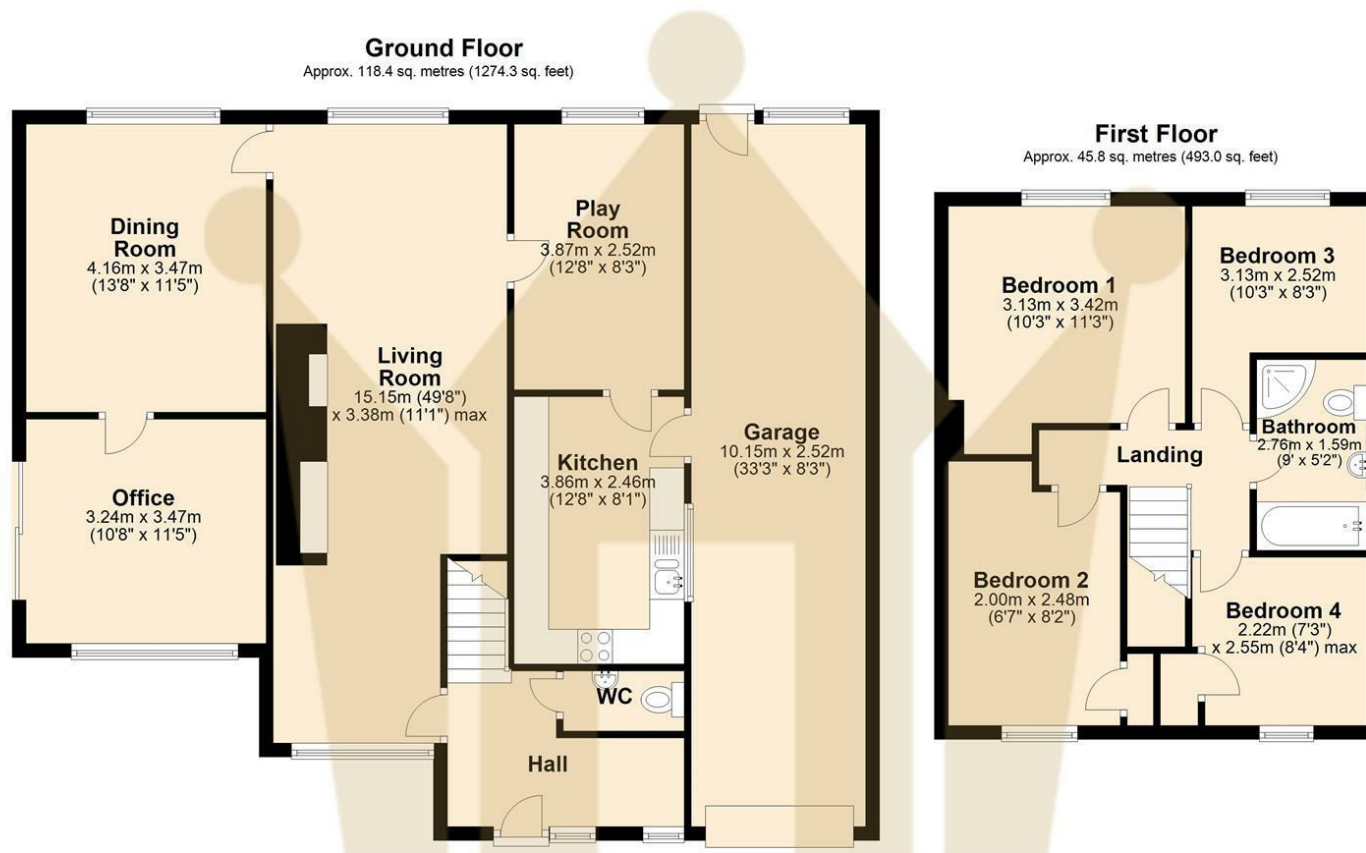
Outside the large wrap-around rear garden is beautifully landscaped and primarily laid to lawn, offering plenty of space for outdoor activities. A substantial block-paved patio to the side provides an ideal seating area, while an additional patio with a pergola creates a charming outdoor retreat. The garden is fully enclosed with fencing and mature hedging for privacy, with gated side access. A summer house adds further versatility, perfect for use as a garden retreat or storage space.

This superb family home combines generous living spaces with modern finishes and a stunning outdoor setting, making it an ideal choice for family living.

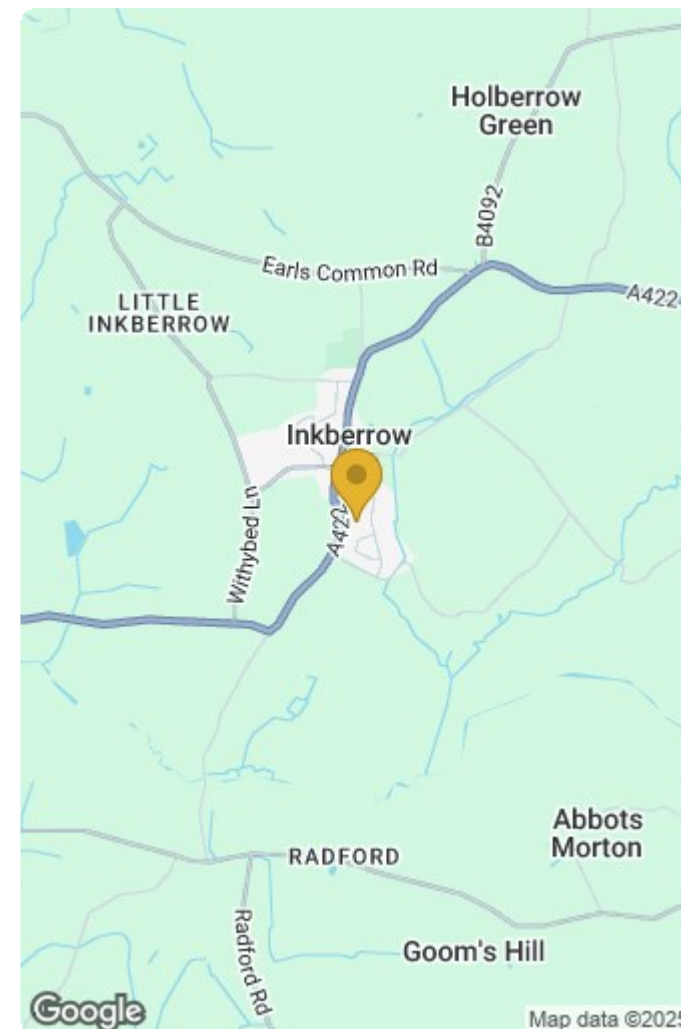
Hall		
Living Room		49'8" x 11'1" (15.15m x 3.38m)
Dining Room		13'7" x 11'4" (4.16m x 3.47m)
Kitchen		12'7" x 8'0" (3.86m x 2.46m)
Play Room		12'8" x 8'3" (3.87m x 2.52m)
Office		10'7" x 11'4" (3.24m x 3.47m)
Landing		
Bedroom 1		10'3" x 11'2" (3.13m x 3.42m)
Bedroom 2		6'6" x 8'1" (2.00m x 2.48m)
Bedroom 3		10'3" x 8'3" (3.13m x 2.52m)
Bedroom 4		7'3" x 8'4" (2.22m x 2.55m)
Garage		33'3" x 8'3" (10.15m x 2.52m)







Total area: approx. 164.2 sq. metres (1767.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(9-14) E		
(1-8) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	