



Abbey Close, Alcester, B49 5QW

Guide price £675,000


KING
HOMES

*** ALCESTER * SET ON A QUIET CLOSE * FOUR DOUBLE BEDROOMS * KITCHEN DINER * DINING ROOM * LIVING ROOM * STUDY * DOUBLE GARAGE *** This spacious and beautifully presented family home offers an impressive kitchen/breakfast/dining room featuring modern fittings, integrated appliances, and sliding doors leading to the landscaped garden. The elegant living room boasts a dual aspect, characterful ceiling beams, and a cosy log burner, while additional reception rooms include a formal dining room and a versatile study. Upstairs, there are four well-proportioned bedrooms, including a luxurious principal suite with a modern en-suite. The beautifully landscaped rear garden offers multiple seating areas, perfect for outdoor entertaining and a large block-paved driveway provides ample parking alongside a double garage.



Tucked away in a peaceful close, this property enjoys exceptional privacy, with tall hedges elegantly framing the front boundary. A spacious block-paved driveway offers ample parking for multiple vehicles, complemented by the convenience of a double garage.

Step through elegant double doors into a welcoming and convenient porch, which seamlessly flows into the main hall, where doors provide access to various rooms.

The impressive kitchen/breakfast/dining room offers a spacious and versatile layout, featuring a wide range of modern, neutral-toned wall and base units, complemented by a matching breakfast bar. Integrated appliances include a dishwasher, fridge, and extractor fan, while ample worktop space ensures practicality. Stylishly finished with tiled flooring and inset ceiling lights, the room enjoys a bright dual-aspect with side windows and rear sliding doors that open onto the landscaped garden. There is plenty of space for a dining table and additional furniture, making it an ideal setting for both everyday living and entertaining. A separate utility room provides extra storage, a sink, and a convenient external door.

Leading off the hall, the dining room offers a fantastic space for more formal dining but is currently used by the vendors as a games room. A large side window allows natural light to fill the room, enhancing its versatility and appeal.

The living room has been beautifully designed, featuring a dual aspect with a front-facing window and rear doors that open onto the garden, allowing for plenty of natural light. Characterful ceiling beams add charm, while a cosy log burner creates a warm and inviting atmosphere. The space is elegantly finished with wooden flooring, enhancing its timeless appeal.

The study, with a front-facing window, is a versatile space ideal for those who work from home or require a quiet retreat. Additionally, the ground floor benefits from a conveniently located W.C. for added practicality.

Upstairs, the property boasts four well-proportioned bedrooms, a stylish family bathroom, and a modern

en-suite. The luxurious principal bedroom is generously sized, featuring fitted wardrobes, dual-aspect windows, inset ceiling spotlights, and a neutral décor, creating a bright and elegant space. Bedrooms two and three also benefit from fitted wardrobes and enjoy rear aspect views, while bedroom four is front-facing.

The generously sized rear garden is fully enclosed by fencing, offering both privacy and security. A paved patio provides a lovely space for outdoor relaxation, while a raised patio area with a pergola creates the perfect spot for alfresco dining. An additional raised seating area enhances the garden's versatility. The space is beautifully landscaped with mature trees and plants, adding a touch of natural charm. A gated side access leads conveniently to the front of the property.

LOCATION- Perfectly Positioned for Families;
This fantastic home is ideally situated just a few minutes walk from Alcester Grammar School and the town's historic High Street, offering easy access to local shops, cafés, and amenities. Families will love the safe and convenient location, with a private access point at the back of the close leading straight into the nearby nature reserve, as well as a field with a play park—ideal for outdoor adventures.

For those with school-age children, this home provides unparalleled convenience, as students can walk to Alcester Academy Secondary School and Saint Benedict's Catholic High School and St Nicholas C of E Primary School without needing to cross any main roads. With its combination of excellent schools, green spaces, and a welcoming community, this location is perfect for family living.

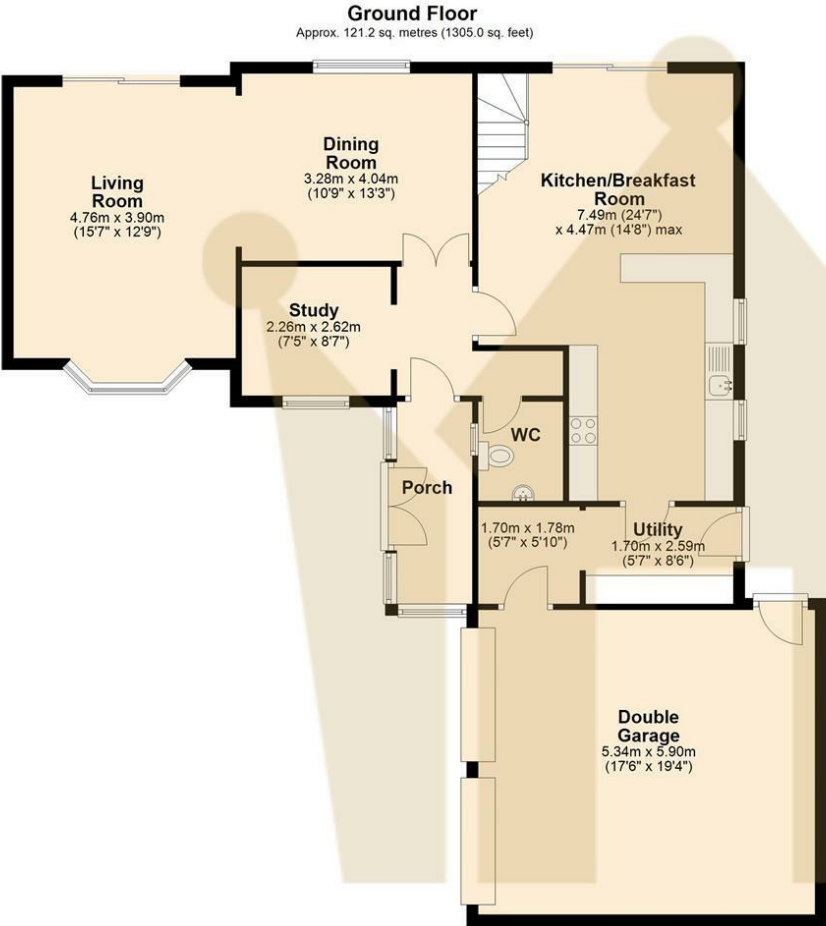
ALCESTER is a charming and historic market town in Warwickshire, known for its picturesque streets, and vibrant community atmosphere, with a range of independent shops, cafés, traditional pubs, and local amenities. Surrounded by beautiful countryside, Alcester offers plenty of opportunities for outdoor pursuits, from riverside walks to exploring the Ragley Hall Estate. Despite its peaceful setting, the town enjoys excellent transport links, with easy access to Stratford-upon-Avon, and Birmingham, as well as major road networks including the A46 and M40.

Porch

Hall	
Kitchen/Breakfast/Dining Room	24'6" x 14'7" (7.49m x 4.47m)
Utility	5'6" x 8'5" (1.70m x 2.59m)
Dining Room	10'9" x 13'3" (3.28m x 4.04m)
Living Room	15'7" x 12'9" (4.76m x 3.90m)
Study	7'4" x 8'7" (2.26m x 2.62m)
W.C	
Landing	
Bedroom 1	15'1" x 17'0" (4.60m x 5.19m)
En-Suite	
Bedroom 2	10'9" x 13'3" (3.28m x 4.04m)
Bedroom 3	8'0" x 11'5" (2.46m x 3.50m)
Bedroom 4	8'3" x 9'4" (2.53m x 2.86m)
Family Bathroom	
Double Garage	17'6" x 19'4" (5.34m x 5.90m)







Total area: approx. 188.7 sq. metres (2031.5 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		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	