






Larchwood

12 Merganser Way, Kidderminster, DY10 4EQ

Andrew Grant

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An incredibly special home, which surely cannot fail to impress. In terms of both the location, outside space, and presentation, it is hard to find anything to match on the Spennells or even Kidderminster as a whole.

Key features

- Impressive contemporary home
- Unique location bordering nature reserve
- No-expense-spared renovation
- Open-plan living dining kitchen
- High-end kitchen with underfloor heating
- Master with ensuite and Juliet balcony
- Luxurious family bathroom
- Extensive 1/4 acre south-facing garden
- Ample driveway parking
- Detached double garage

Freehold / 1,977 sq. ft.





The property pays tribute to the vision and hard work of the current owners, who have undertaken a no-expense-spared renovation of the house, completely transforming it from a typical 1970s house to a high-quality contemporary home ideal for modern living. As part of the process, the appearance of the outside has been given a fantastic makeover with the addition of larch wood cladding.

The property features a truly tremendous interior that has been beautifully refurbished to an incredibly high standard. On the ground floor, the rear of the property has been made completely open plan, combining living, dining, and cooking in one space with the added benefit of amazing views of the neighbouring nature reserve. The high-end kitchen is complemented by underfloor heating which runs throughout the ground floor and a fantastic ultra-modern Dimplex Optiv electric fire in the living room.

On the first floor, the fantastic makeover continues, with the four double bedrooms having been tastefully decorated, whilst the stunning master suite has been given a newly refurbished ensuite and a delightful Juliet balcony which provides beautiful views of the gardens and nature woodland beyond. The incredibly spacious bathroom has similarly been modernised to an excellent standard. The improvements do not stop there, as new windows and doors have been added throughout.

The extensive south-facing rear garden has been thoughtfully improved, including the addition of a wonderful ornamental pond with a waterfall and pebbled rockery.



The property is approached by a substantial tarmac driveway, which can cater for multiple vehicles, including caravans, motorhomes, and the like. Nicely tucked away in one corner is a detached double garage which has an electric up-and-over door, power, and lighting.

From the driveway, a composite front door leads to the welcoming hallway, which has the same underfloor heating and porcelain tiles that run throughout the ground floor and is zone controllable. The hall also has stairs rising to the first floor and oak doors leading to the ground floor accommodation, including glazed double doors to the main living space.



Kitchen/living/dining room

The open-plan section of this property will wow any that come through the door. The living area has the most wonderful contemporary 'virtual' fire along with a built-in media station, useful decorative recesses, surround sound, and French doors out to the garden.



The living room is completely open plan to a dining area and the kitchen beyond, with the latter fitted to a high standard, including quartz worktops and a central island, an AEG induction hob, a built-in microwave, two ovens, an integrated warming draw, an integrated fridge freezer and dishwasher, plus a fantastic butler's pantry.

The kitchen also benefits from French doors out to the garden and an internal door to the adjoining utility room which features the same quartz work surfaces along with wall and base units.





Conservatory

The open plan space also benefits from a remarkable modern conservatory, filled with natural light and surrounded with views of the garden.

The conservatory provides the perfect space to unwind, entertain, or simply enjoy the changing seasons throughout the year.



Study and cloakroom

There is a useful study tucked away in a quiet corner of the downstairs off the hallway with a very nicely styled cloakroom/WC completing the ground floor accommodation.





First floor

The first-floor accommodation is accessed via an extremely spacious landing which features a designer radiator, downlighters, storage cupboard, and window.



Master bedroom

The expansive master bedroom is nothing short of outstanding, flooding with light from a large picture window and French doors which lead out to a Juliet balcony.

This room also has downlighters, a designer radiator, and a door to the accompanying ensuite.



The ensuite is tastefully styled to a lovely standard with attractive tiling, a shower cubicle, fitted furniture incorporating a wash basin, storage, a low-level WC and underfloor heating.

Bedrooms two, three and four

The three remaining bedrooms are all spacious and light double rooms and are similarly equipped with designer radiators.





Bathroom

The bedrooms are serviced by a luxurious family bathroom, which is incredibly spacious and styled to the most excellent of standards. Comprising underfloor heating, beautiful tiling, a designer vertical radiator, a large walk-in shower cubicle in addition to a free-standing bathtub, along with a stylish wall-mounted sink incorporating storage beneath.



Garden

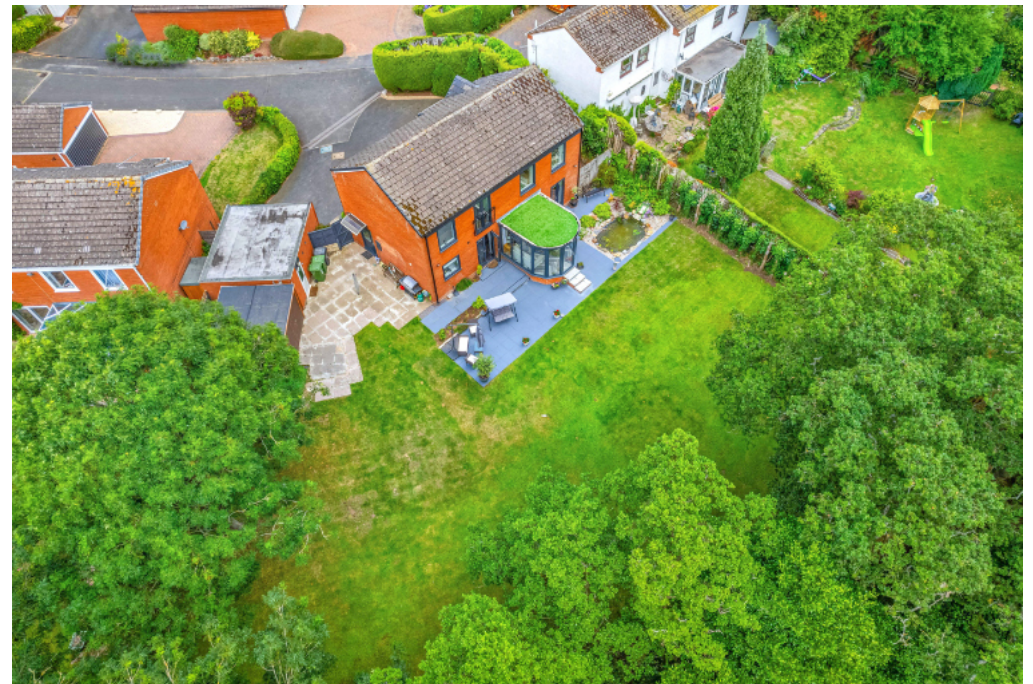
An outstanding property such as this is not complete without quality outside space, and the gardens, totalling 1/4 acre, could not get much better. Spennells Valley Nature Reserve provides the backdrop and off to the left through the trees is Captains Pool Lake, together making for the most tranquil of settings more akin to a country home.

The current owners have done marvellous things in the garden too, which brings this vibrant outside space to life. Directly at the rear of the house is a large, paved patio accompanied by the most delightful ornamental pond and water feature surrounded by pebbles and exotic plants.



The patio gives way to a large sweeping lawn, which gradually descends to a wooded section of the garden, which is home to lots of native trees and wildflowers and seamlessly blends into the nature reserve beyond.

The garden also features a side patio ideal for drying, a side gate, and a large wooden shed nicely tucked away in one corner.





Location

Larchwood boasts a unique position on the Spennells, tucked away at the end of a small cul-de-sac with a third of an acre plot which directly borders a nature reserve and has views through the trees of Captains Pool Lake. This is the kind of location that rarely exists, offering the resident a taste of country living without being remote from nearby towns and amenities.

For those with animals or who love nature and the outdoors, this is a perfect spot, with the wooded backdrop providing a tranquil rural feel teeming with birds and wildlife. There are many rights of way leading through the surrounding fields and Spennells Valley Nature Reserve, allowing the resident to leave the car at home.

The Spennells development has lots of useful amenities located directly at hand, with several shops, including a Tesco Express and takeaway food bars situated within easy walking distance of Merganser Way. Heronswood primary school is ideally placed for those with children, just 0.6 miles away, with well-respected senior schooling also close by on Comberton Road.

The centre of Kidderminster is around 2 miles away and is extremely useful to have on the doorstep, offering a good range of high street stores and supermarkets in addition to lots of bistros, restaurants, and coffee houses dotted throughout the town. The train station on Comberton Hill is great for commuters, providing a regular service to neighbouring towns and cities, including Worcester, Birmingham, and London.

Services

Mains gas, electricity, water, and drainage. Broadband is available at this property.

Council tax band - F

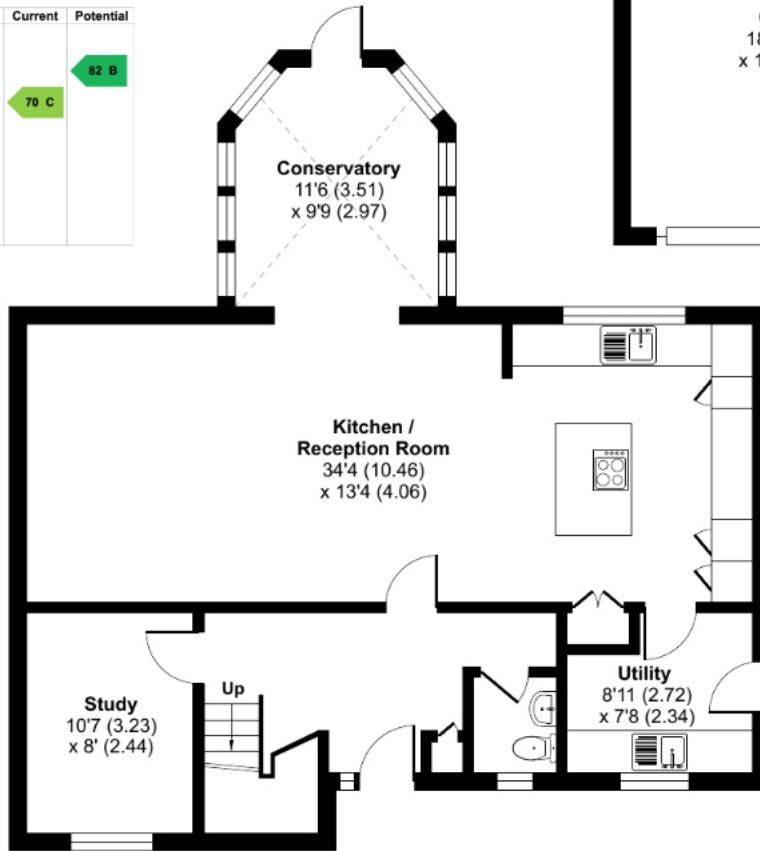


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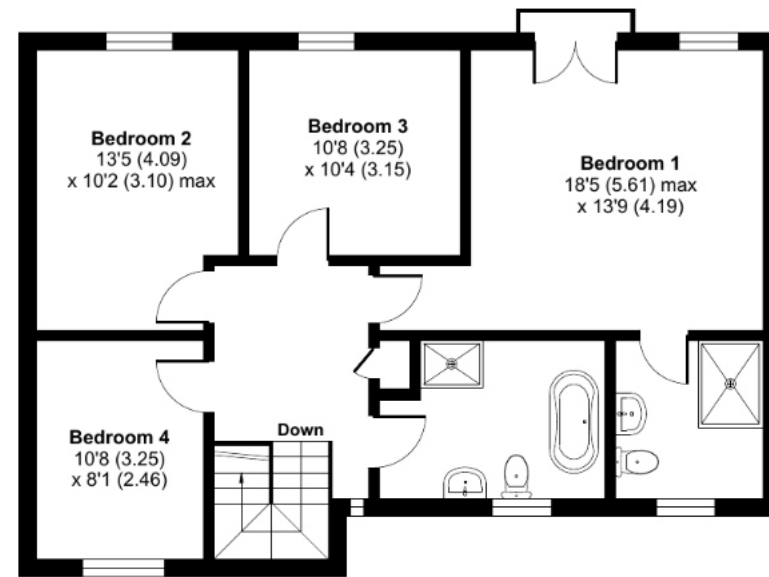
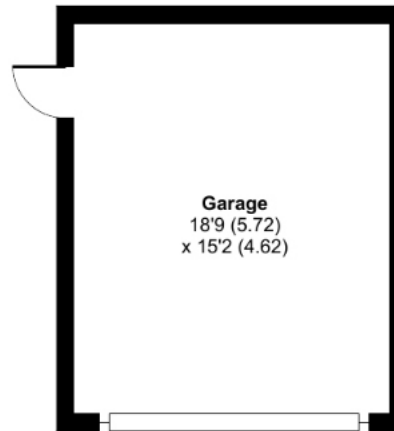
Approximate Area = 1693 sq ft / 157.2 sq m
 Garage = 284 sq ft / 26.3 sq m
 Total = 1977 sq ft / 183.5 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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