



4 Woodbury Close
Hartlebury DY11 7TL

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Located in Hartlebury, this charming three-bedroom family home offers expansive living areas, ample off-road parking and is within walking distance to local amenities, ensuring ultimate convenience for family living.

Key features

- Spacious village home with scope for further expansion.
- Overlooks a delightful recreational ground with a football pitch and tennis court.
- Large, south-facing rear garden perfect for entertaining.
- Ample parking with a gravel driveway and detached garage.
- Light-filled conservatory leading to the garden.
- Prime location with easy access to village amenities, train station and countryside.

1277 sq ft (118.6 sq m)





The living room

The ground floor boasts a spacious dual-aspect living room, stretching from the front to the back of the house. This bright, airy room features double-glazed French doors that open onto the conservatory, seamlessly blending indoor and outdoor living spaces. With ample room for relaxing and entertaining, it provides the perfect setting for family gatherings or cosy evenings in.







The conservatory

The conservatory is a delightful addition, offering tiled flooring and abundant natural light. It flows effortlessly into the south-facing garden, providing a tranquil space to enjoy the outdoors year-round. Whether used as a sunroom, a casual dining area or a relaxing retreat, this versatile space enhances the home's charm and functionality.



The kitchen

Located at the rear of the house, the well-appointed kitchen features shaker-style wall and base units, an oven with a hob and extractor fan, an integrated dishwasher and a fridge freezer. The kitchen offers potential for further expansion by opening up to the adjoining dining room. With double-glazed windows overlooking the garden and easy access to the utility room, it combines style and practicality.





The dining room

The light and airy dining room is perfect for meals and entertaining. Double-glazed French doors open onto the south-facing garden, creating a seamless indoor-outdoor flow. The room is spacious enough for a large dining table and chairs, making it ideal for family dinners or hosting guests.



Bedroom one

The main bedroom is a generous double room with a south-facing aspect, overlooking the rear garden. This bright, inviting space offers plenty of room for furniture and storage, providing a peaceful retreat.



Bedroom two

The second bedroom is also a good-sized double with pleasant views over the recreational ground and countryside beyond. This room offers a tranquil atmosphere and ample space, making it perfect for a guest room or family bedroom. Its charming outlook and light-filled interior enhance its appeal.



Bedroom three

The third bedroom is a versatile space, also facing south and overlooking the garden. It is ideal for use as a bedroom, home office or hobby room. With its cosy dimensions and sunny aspect, it offers a comfortable and adaptable living area.



The bathroom

The fully tiled family bathroom features a corner bath with a shower above, a separate shower cubicle, a chrome towel radiator, a pedestal washbasin, a low-level WC and a frosted double-glazed window. This well-appointed bathroom provides everything needed for convenience and comfort.



The garden

The south-facing garden is a true highlight of this home, offering substantial size and seclusion. It features a paved patio, perfect for alfresco dining and entertaining and an expansive lawn bordered by mature shrubs and trees, including a palm and bamboo. A detached garage at the garden's far corner, accessed via a shared lane, provides additional parking and storage space.



Location

Woodbury Close is a traditional road tucked away on the edge of Hartlebury village, offering a fantastic position overlooking a recreational ground to the front and backing onto a country lane and fields to the rear.

The recreation field is perfect for families and dog owners, featuring a football pitch, children's play area and an enclosed tennis court.

The village centre, just a short walk away, boasts a variety of amenities including a village store/post office, a country pub and a primary school.

Hartlebury train station is within walking distance, providing regular services to Worcester, Kidderminster and Birmingham. The nearby A449 offers excellent road connections to the M5 motorway, Worcester and Birmingham.

For outdoor enthusiasts, Hartlebury's countryside and greenspaces include the renowned Hartlebury Common nature reserve which is right on your doorstep.

Services

The property benefits from mains gas, electricity, water and drainage.

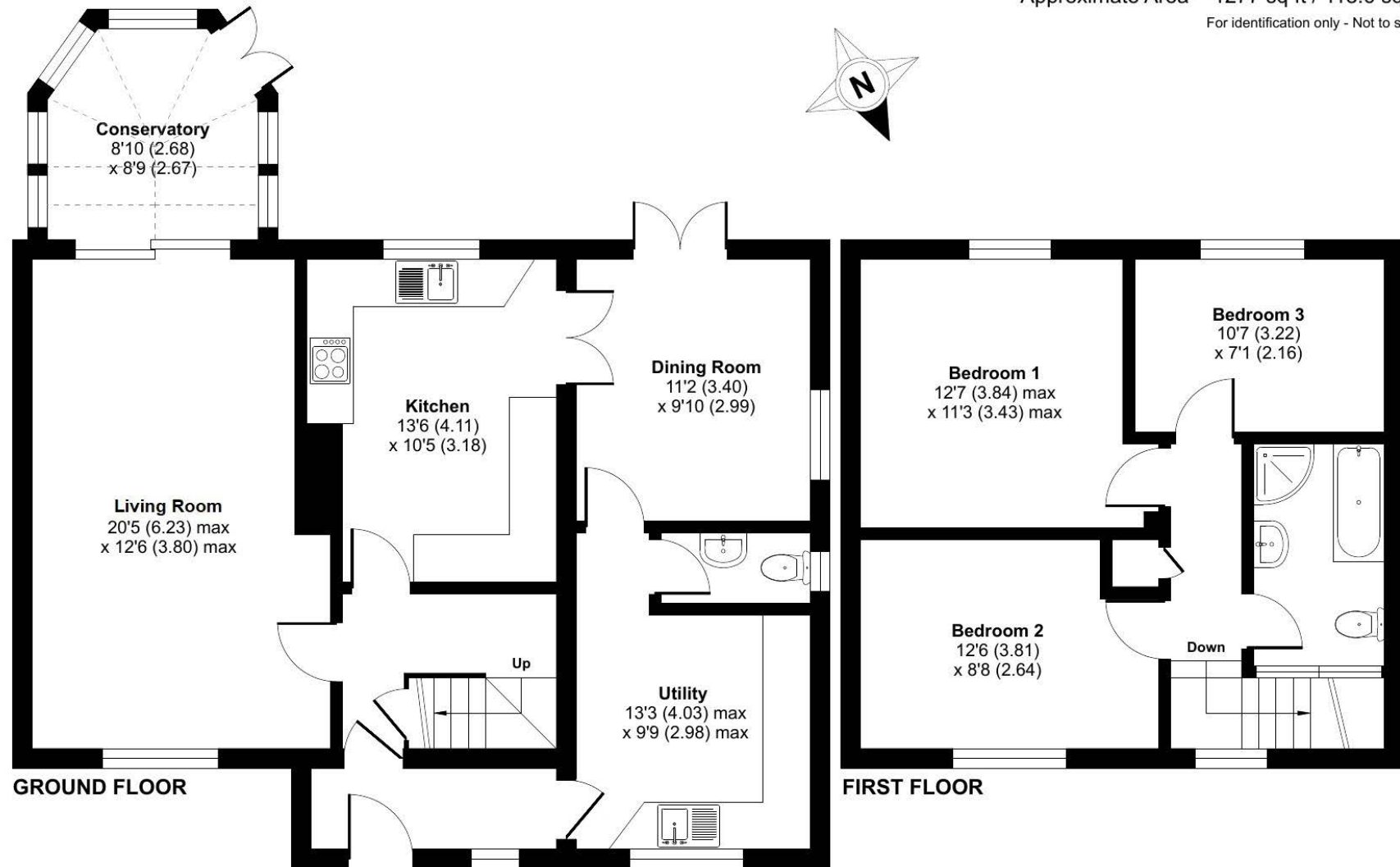
Council Tax - Band C



Woodbury Close, Hartlebury, Kidderminster, DY11

Approximate Area = 1277 sq ft / 118.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1158560

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