



1 Hopton Drive

Kidderminster, DY10 1YP

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious four bedroom detached home on a generous corner plot with garage, driveway and private garden, set within the popular Forest Gate development.

- Four bedroom detached family home with well-balanced accommodation.
- Two reception rooms with direct garden access.
- Generous rear garden offering privacy and mature surroundings.
- Block paved driveway and integral garage providing ample parking.
- Desirable Forest Gate location with excellent amenities and transport links.

This four bedroom detached home occupies a corner position at the entrance to Hopton Drive within the sought-after Forest Gate development. Offered for sale for the first time in many years, the property provides well-arranged accommodation and an excellent opportunity for purchasers wishing to modernise to their own style. The ground floor includes a living room with doors to the garden, a dining room and kitchen with the potential to be reconfigured, plus a cloakroom. The first floor presents four bedrooms and a family bathroom, with the primary bedroom enjoying an en suite. Outside, the property benefits from a driveway, garage and an established rear garden with patio and lawn. The location combines privacy with convenience, being well placed for schools, amenities and transport.

1329 sq ft (123.4 sq m)





The living room

At the rear of the ground floor is a spacious living room which flows nicely on to the back garden via double glazed sliding doors. This is a brick fireplace housing a a gas fire, 'Karndean' flooring and archway accessing the dining room.





The kitchen

The kitchen is located at the front of the ground floor and features a range of matching wall and base units, work surfaces with inset sink drainer and space for various white goods and appliances. A door from here leads to a useful lean-to extension which is ideal for storing various items and garden implements, with doors providing access to the driveway and rear garden.





The dining room

The dining room is ideal for family meals and entertaining and could be knocked through to the adjoining kitchen should purchasers wish to create a more open plan layout. Featuring 'Karndean' flooring and a double glazed window overlooking the rear garden.



The landing

The first floor landing leads to the four bedrooms and family bathroom. There is a loft hatch on the landing with drop down ladders providing access to the roof space.



The primary bedroom

The spacious primary bedroom has a pleasant outlook to the rear and is enhanced by fitted wardrobes plus an en suite shower room.





The primary en suite

The adjoining en suite has a shower cubicle, pedestal wash basin and low level WC.



The second bedroom

The second bedroom is a good sized double bedroom with excellent storage space provided by fitted wardrobes to one wall.



The third bedroom

The third bedroom is a another double room with a view to the front and ample space for freestanding furniture..





The fourth bedroom

The fourth bedroom is a single room ideal for use as an office, featuring fitted storage to one wall.



The family bathroom

The spacious and light family bathroom is nicely appointed and features a panelled bath with shower above, tiled flooring, pedestal wash basin and low level WC.



The rear garden

A pleasant garden awaits at the rear of the property, generous in size and benefiting from an excellent degree of privacy and leafy views to the side. Directly outside the living room is a block-paved patio ideal for dining and entertaining, leading to a gravelled area with wooden sleepers and stepping stones. There is an area of lawn at the top of the garden, a secluded spot ideal for enjoying the afternoon sun. The garden is enclosed by walling and panelled fencing and features gated side access.





Location

A modern family home nicely positioned on the corner of Hopton Drive, a small cul-de-sac on the fringes of on the popular Forest Gate off Wilden Lane. This pleasant location on the Worcester side of Kidderminster has a leafy semi-rural feel, with coppice and fields over the road.

For those with dogs and who love walking this is a handy location, with nearby walks along the Staffordshire/Worcestershire canal leading to Stourport-on-Severn and Kidderminster. Hartlebury common is also close by at the other end of Wilden Lane, a diverse nature reserve with great views from the top.

Commuting is highly convenient from this location, with the nearby A449 leading directly to Worcester and the M5 motorway.

Kidderminster town centre is around 1.5 miles from here and has great amenities, including high street stores and supermarkets in addition to an array of pubs and eateries.

The riverside town Stourport-on-Severn is around 3-miles away and is great for all the family, home to many attractions including a wonderful canal basin in the centre of the town and delightful riverside meadows complete with picnic areas and playing fields.

Services

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

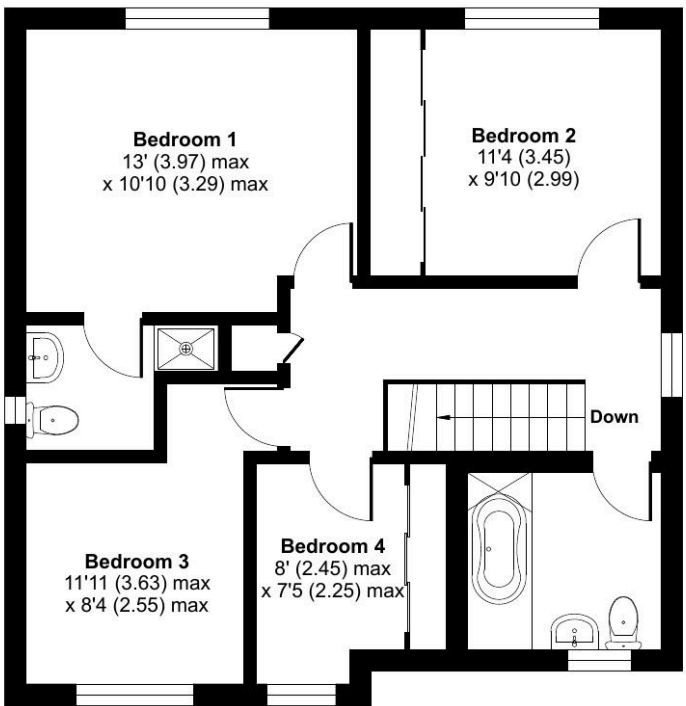
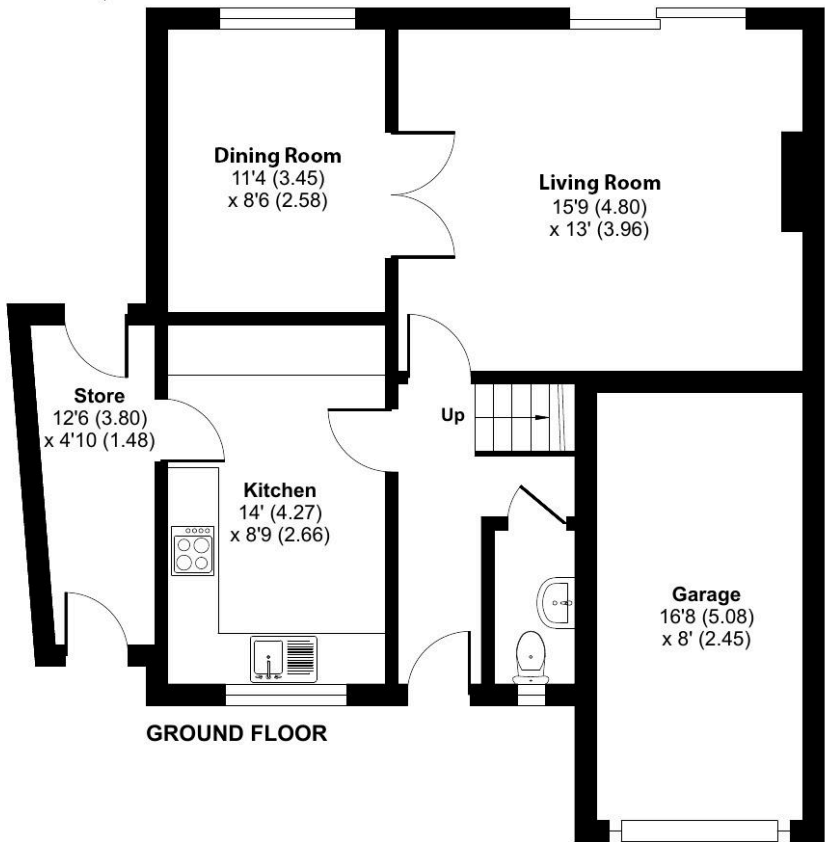
Council Tax

The Council Tax for this property is Band E.



Hopton Drive, Kidderminster, DY10

Approximate Area = 1195 sq ft / 111 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1329 sq ft / 123.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Andrew Grant. REF: 1350302



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