



Pepper Street, Inkberrow, Worcester, WR7 4EJ

Guide Price £530,000

3 2 2



Access is via front door leading into hallway with two storage cupboards and stairs to first floor. The lounge/diner is the hub of the home, perfect for entertaining family and friends. Built in modern living flame gas fireplace. This opens up onto the conservatory via double doors which floods the room with lots of natural light. The conservatory has insulated roof and two radiators. The kitchen area offers base and eye level ivory gloss units with granite work surfaces. Built in appliances to include; larger style fridge and dishwasher. Space for free standing range style cooker. Shower room/utility offers three piece white suite with under and over basin storage, heated towel rail, electric underfloor heating and plumbing for washing machine. Bedroom three finishes the ground floor. To the first floor is landing with generous eves storage. Two bedrooms with the main bedroom benefiting from built in wardrobes. The family bathroom offers a three piece white suite with under storage basin and half tiled walls. The property benefits from gas central heating, double glazing, double garage, rear garden, outside office room which is fully insulated and driveway.



Access is via conservatory. The rear garden is enclosed by timber panel fencing. Lawn area with gravel path that goes around the outside. Well stocked and mature borders. Patio area, perfect for garden furniture and alfresco dining. Free standing office/summer house with electric and lighting. To the front is a brick paved driveway and double garage with side access.

**Office** - 2.53m x 2.25m (8'3" x 7'4")

**Garage 1** - 6.26m x 2.45m (20'6" x 8'0")

**Garage 2** - 5.84m x 2.56m (19'1" x 8'4")

**Store 1** - 1.52m x 0.97m (4'11" x 3'2")

**Store 2** - 1.09m x 1m (3'6" x 3'3")

**Lounge Diner** - 9.93m x 5.16m (32'6" x 16'11") max

**Conservatory** - 3.71m x 2.92m (12'2" x 9'6") max

**Kitchen** - 5.14m x 3.55m (16'10" x 11'7") max

**Bedroom 3** - 2.48m x 2.44m (8'1" x 8'0")

**Shower Room** - 3.3m x 1.69m (10'9" x 5'6")

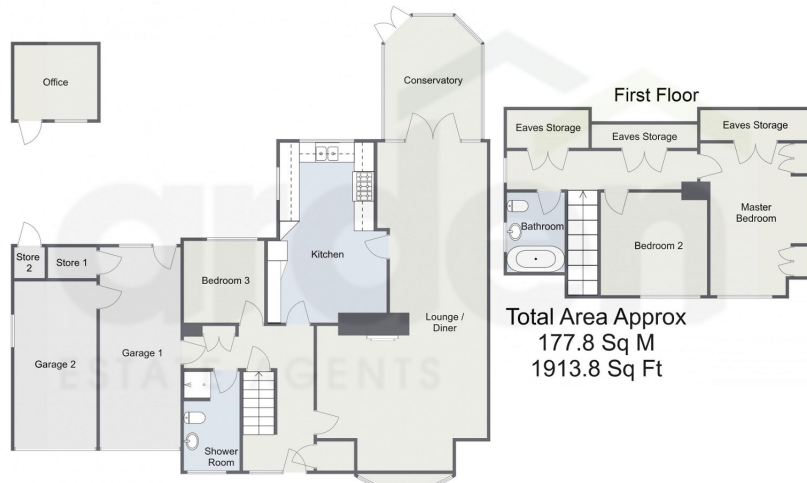
**Master Bedroom** - 4.61m x 3.34m (15'1" x 10'11") max

**Bedroom 2** - 3.25m x 3.11m (10'7" x 10'2") max

**Bathroom** - 2.41m x 1.73m (7'10" x 5'8")



Pepper Street, Inkberrow  
Ground Floor



Total Area Approx  
177.8 Sq M  
1913.8 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Executive Detached Family Home
- Kitchen and Shower Room
- Rear Garden, Double Garage and Outside Office
- Lounge/Diner and Conservatory
- Three Bedroom and Family Bathroom
- Inkberrow Village Location



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For more information on this house or to arrange a viewing please call the office on:  
**01527 540 654**

Alternatively, you can scan the QR to view all of the details of this property online.

