



# Appletree Lane Inkberrow

£590,000

- Four bedroom detached family home
- Living room and snug/2nd reception room
- Superb open plan kitchen/dining room
- Conservatory with doors to the garden
- Family bathroom and en-suite with a ground floor cloakroom
- Views to Bredon Hill
- Sought after village location

**Nigel Poole  
& Partners**

# Appletree Lane

£590,000

**\*\*DETACHED FOUR BEDROOM FAMILY HOME\*\*** Porch; living room; kitchen/dining room; utility room; study; cloakroom and conservatory. On the first floor there are four bedrooms, an en-suite and a family bathroom. The garden is laid to lawn with a patio seating area. Driveway with parking for several vehicles. Inkberrow is a rural location between Worcester, Redditch and Pershore with public transport links to all towns. The village has spectacular views to Bredon Hill and the Malvern Hills, Village Church, Church Hall, Village Hall, Inkberrow Primary School, two pubs, along with the Forge Shop and Village Post Office. There is a playing field, Millennium Green and children's play area.

## Front

Laid to lawn. Driveway with parking for several vehicles.

## Entrance Porch 19' 9" x 3' 5" (6.02m x 1.04m)

Double glazed windows and doors. Tiled flooring. Obscure double glazed door to the living room.

## Living Room 20' 7" x 15' 4" (6.27m x 4.67m) max

Dual aspect double glazed windows. Glazed French doors to the snug and to the dining room/kitchen. Open fire. Engineered Oak flooring. Two radiators.



## Snug/2nd Reception Room 12' 4" x 11' 3" (3.76m x 3.43m)

Double glazed window to the rear aspect. Engineered Oak flooring. Radiator.

## Kitchen/Dining Room 22' 11" x 18' 3" (6.98m x 5.56m) max

Double glazed windows and doors to the conservatory. Wall and base units surmounted by worksurface. One and a half sink and drainer with mixer tap. Space for appliances. Breakfast bar. Space for a dining table. Storage cupboard. Tiled flooring. Door to the inner hallway and utility room.



## Utility Room 15' 7" x 7' 8" (4.75m x 2.34m) max

Double glazed windows and door. Base units surmounted by worksurface. Stainless steel sink and drainer. Space and plumbing for appliances. Tiled splashbacks. Wall mounted gas fired Worcester boiler. Laminate flooring. Door to the study.

## Study 13' 4" x 7' 4" (4.06m x 2.23m)

Double glazed window to the side aspect. Laminate flooring. Radiator.

## Conservatory 39' 5" x 14' 0" (12.01m x 4.26m)

Double glazed windows and sliding doors to the garden. Tiled flooring.

## Hallway

Double glazed window. Doors to the w.c. Stairs rising to the first floor. Radiator.

## Landing 19' 5" x 8' 2" (5.91m x 2.49m) max

Double glazed window to the front aspect with far reaching views to Bredon Hill. Doors to four bedrooms and bathroom. Radiator.

## Master Bedroom 15' 4" x 11' 2" (4.67m x 3.40m) max

Double glazed window to the front aspect with views to Bredon Hill. Extensive fitted wardrobe. Radiator.

## Bedroom Two 12' 4" x 11' 8" (3.76m x 3.55m)

Double glazed window to the rear aspect. Radiator.

## Bedroom Three 15' 11" x 9' 5" (4.85m x 2.87m) max

Double glazed window to the rear aspect. Door to the en-suite. Radiator.

## En-suite 5' 6" x 5' 4" (1.68m x 1.62m) max

Shower cubicle with mains fed rainfall shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.

## Bedroom Four 12' 4" x 7' 11" (3.76m x 2.41m) max

Double glazed window to the rear aspect. Radiator.

## Family Bathroom 10' 2" x 8' 10" (3.10m x 2.69m) max

Dual aspect obscure double glazed windows. Panelled bath. Shower cubicle with mains fed shower. Vanity wash hand basins. Low flush w.c. Tiled splashbacks. Central heated ladder rail. Parquet flooring.

## Garden

Laid to lawn with a patio seating area. Garden shed.

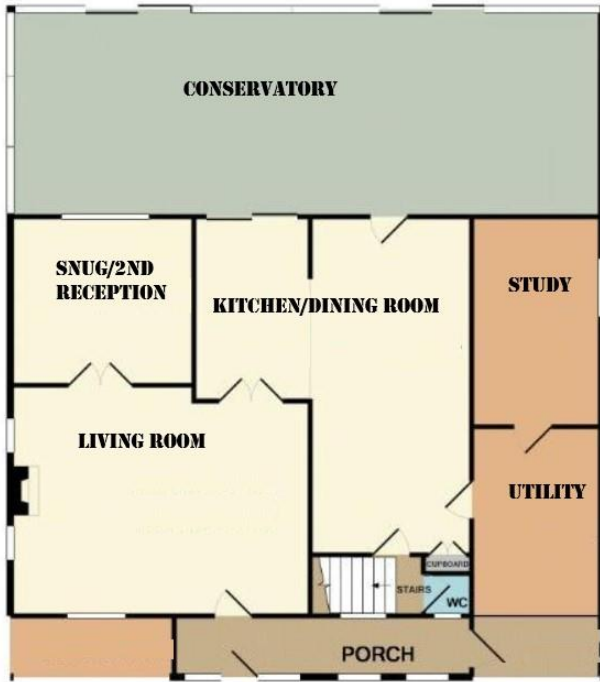


## Tenure: Freehold

## Council Tax Band: F

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1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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