



**12 Northgate Close**  
Kidderminster, DY11 6JW

Andrew Grant

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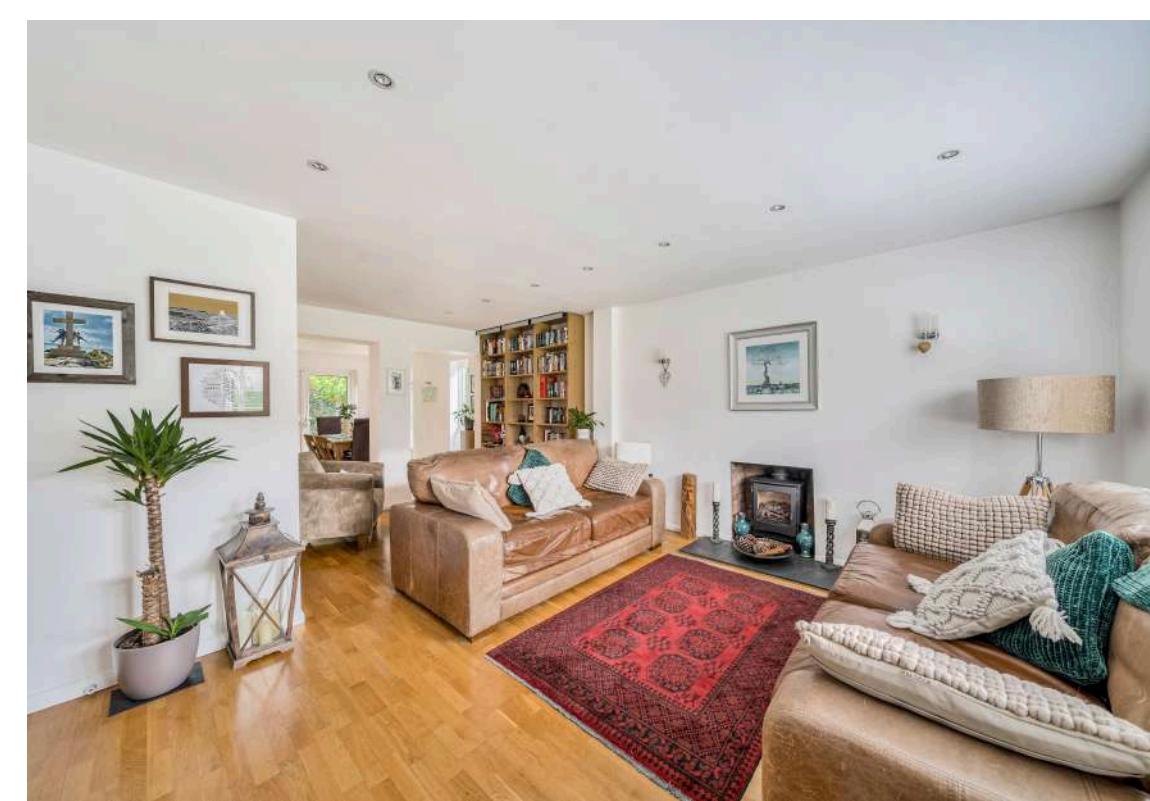
**3 Bedrooms    1 Bathroom    3 Reception Rooms**

An impressive detached family home offering generous modern living, versatile ground floor accommodation, a beautifully landscaped garden and a peaceful setting close to Kidderminster's amenities and transport links.

- Spacious detached home offering flexible family accommodation across two floors.
- Bright modern kitchen with breakfast area and adjoining utility room.
- Beautifully landscaped rear garden with terraces and established planting.
- Private driveway providing ample off-road parking and a double garage.
- Situated within a quiet residential close near schools, shops and transport links.

This beautifully presented detached home occupies a generous plot in a sought-after area of Kidderminster. Significantly extended, it offers flexible and spacious accommodation ideal for modern family living, with over 1,500 sq ft of space plus a tandem garage. The converted garage provides a versatile reception room that could serve as a fourth bedroom, home office or playroom. The inviting lounge opens to a bright dining area, while the modern kitchen diner forms the heart of the home, complemented by a separate utility and ground floor cloakroom. Upstairs are three comfortable bedrooms and a well-appointed family bathroom. Outside, the rear garden offers privacy, mature planting and a generous lawn, while the front includes a landscaped garden, driveway and tandem garage.

**1775 sq ft (164.8 sq m)**





## The kitchen and breakfast room

The kitchen and breakfast room form the heart of the home, designed with an excellent sense of light and space. The kitchen features modern cabinetry, generous work surfaces and a large skylight that enhances its bright atmosphere. Adjoining the breakfast area provides a sociable setting for informal dining and family gatherings with pleasant garden views.





## The living room

The living room is an inviting and spacious setting that enjoys excellent natural light from its large front window. A central fireplace provides an attractive focal point, creating a warm and comfortable atmosphere. The open layout connects beautifully to the dining area, offering a superb space for relaxation and entertaining.





## The dining room

The dining room is a bright and airy space that enjoys lovely views of the garden through French doors. Its generous proportions provide an ideal setting for family meals and entertaining. The natural flow from the living room enhances its versatility, while direct access to the terrace makes it perfect for indoor and outdoor gatherings.



## The study

The study provides an ideal space for working from home or quiet reading, enjoying natural light from a large front window. A bank of built-in wardrobes spans one wall, offering excellent storage and keeping the room organised and functional. Its generous proportions allow for flexible use, whether as a home office, hobby room or additional reception space, with its position near the entrance adding convenience while maintaining a sense of privacy and calm.



## The utility room and cloakroom

The utility room provides excellent additional workspace with fitted units, generous countertop areas and direct access to the rear garden. It offers a practical setting for laundry and household tasks, complementing the main kitchen perfectly. An adjoining cloakroom includes a WC, wash basin and built-in wardrobe space, offering useful storage and everyday convenience.





## The hallway

The hallway creates a welcoming entrance to the home, offering a clear view through to the main living areas. It provides direct access to the study, kitchen and living room, with stairs rising to the first floor where the bedrooms are located. Natural light enhances the sense of space, setting an inviting tone as you step inside the property.



## The primary bedroom

The primary bedroom is a bright and generously proportioned room with a wide window that fills the space with natural light. Its layout provides ample room for storage and furnishings while maintaining an open and comfortable feel. Positioned to the front of the property, it offers a peaceful setting ideal for rest and relaxation.



## The second bedroom

The second bedroom is bright and well-proportioned, featuring a wide rear-facing window that frames views of the garden. It includes a built-in storage cupboard or wardrobe and a sink unit with additional storage. The layout provides ample space for furniture, offering flexibility for use as a double bedroom or guest room. Its peaceful position at the back of the property creates a calm and restful atmosphere.



## The third bedroom

The third bedroom is a bright and versatile space positioned at the front of the property. It includes a built-in storage cupboard or wardrobe and offers generous proportions with space for additional freestanding furniture or a desk. Suitable for use as a bedroom, study, or guest room, the large front-facing window fills the room with natural light, creating a welcoming and comfortable environment.



## The family bathroom

The family bathroom features a modern suite including a bath with shower over, a wash basin with storage and a WC. A large frosted window allows plenty of natural light while maintaining privacy, creating a bright and practical space ideal for everyday use.





## The rear garden

The rear garden is a wonderful feature of the property, designed with established planting, shaped lawns and paved terraces. The tiered layout creates distinct areas for dining, entertaining and relaxation, surrounded by mature shrubs and trees that offer privacy and seasonal colour. It is an ideal outdoor retreat for families to enjoy throughout the year.





## The driveway and parking

The property features a wide driveway providing excellent off-road parking for several vehicles, ideal for family living or visiting guests. The driveway leads directly to the attached double garage, offering further parking or useful storage space. The frontage is attractively presented with a well-kept lawn and mature planting that enhances the home's appearance and gives a welcoming first impression.

## Location

12 Northgate Close enjoys a peaceful position within a desirable residential cul-de-sac in Kidderminster, offering an excellent balance between convenience and tranquillity. The town centre is within easy reach, providing a comprehensive range of shops, supermarkets and restaurants, as well as leisure facilities including the Severn Valley Railway and West Midland Safari Park.

Families are well served by local schooling, with King Charles I School and St Catherine's Primary both highly regarded. Green spaces and countryside walks are nearby, with access to attractive routes along the River Severn and surrounding Worcestershire countryside.

Commuters benefit from strong transport connections, with Kidderminster railway station offering direct services to Birmingham, Worcester and London. The A456 and M5 motorway network are easily accessible, linking to regional business centres and neighbouring towns including Stourport and Bewdley.

The combination of generous living space, convenient amenities and a family-friendly setting makes this property an outstanding opportunity to enjoy modern living in one of Kidderminster's most sought-after residential areas.

## Services

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

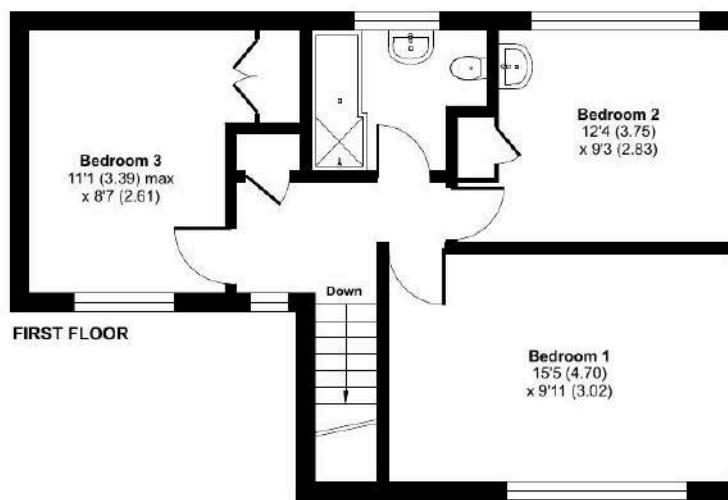
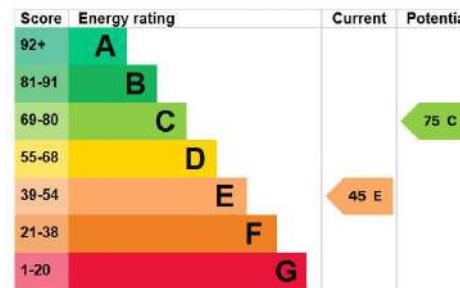
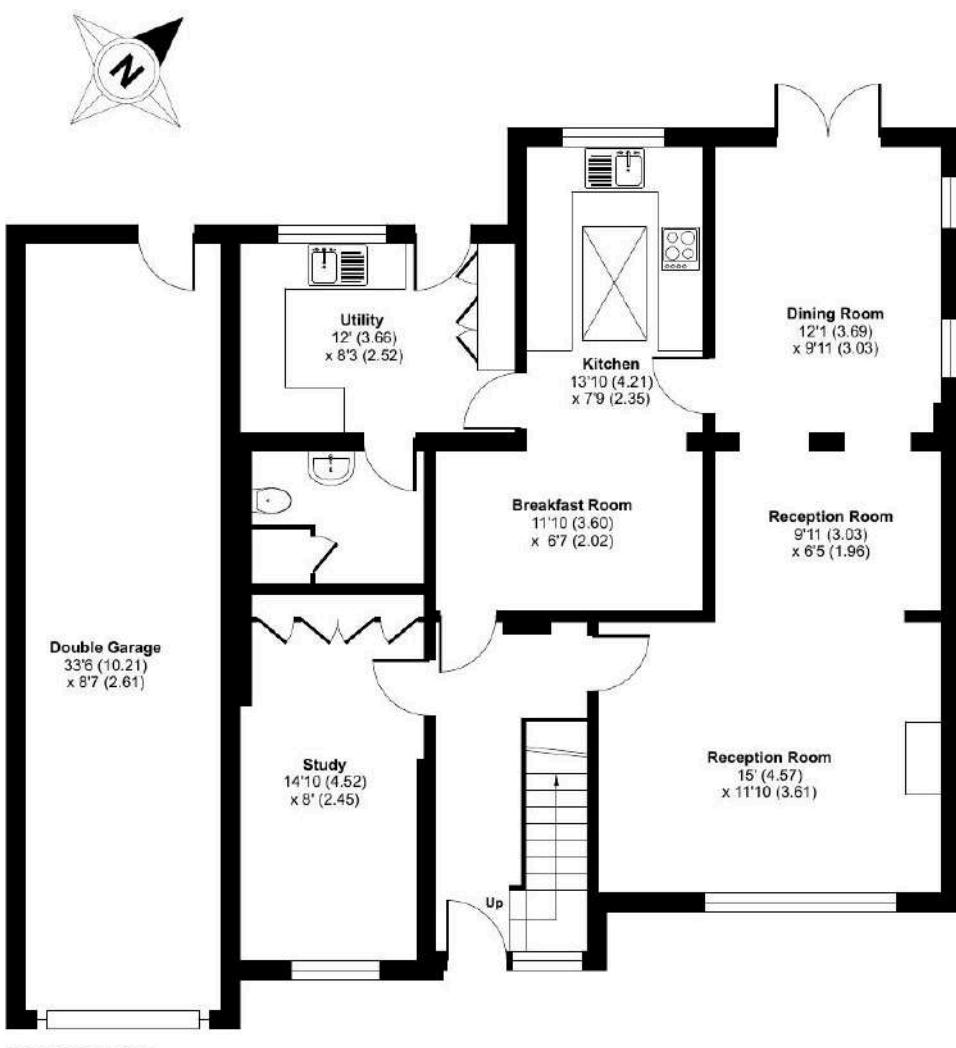
## Council Tax

The Council Tax for this property is Band E.



# Northgate Close, Kidderminster, DY11

Approximate Area = 1488 sq ft / 138.2 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Total = 1775 sq ft / 164.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Andrew Grant. REF: 1370196



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