

# 3 Meadow Close

Kington, Worcestershire WR7 4DE



JONES &  
ASSOCIATES

RESIDENTIAL ESTATE AGENCY

# 3 Meadow Close

Kington, Dormston  
Worcestershire WR7 4DE

*\*\*\* No Onward Chain\*\*\**

*A Fantastic Opportunity To Acquire This Well Proportioned Two Double Bedroom Bungalow In The Sought-After Kington, Dormston Area With Close Proximity To Inkberrow And Flyford Flavell.*

- No Onward Chain
- Two Bedroom Semi Detached Bungalow In Sought After Kington, Dormston.
- Approx. 17' x 12' Lounge With Log Burner & Feature Fireplace
- Approx. 18' x 8' 10 Conservatory Overlooking Rear South Facing Mature Garden.
- Kitchen With Built In Appliances & Breakfast Bar.
- Modern Bathroom With Walk In Shower.
- South Facing Rear Garden With Mature Shrubs, Trees & Greenhouse
- Separate Utility
- Attached Garage Approx. 27' x 10' With Workshop Space & Internal Access
- Private Driveway Parking For A Couple Of Vehicles
- Further Development Potential Subject To Planning Permission



**\*\* No Onward Chain\*\***

A Fantastic Opportunity To Acquire This Well Proportioned Two Double Bedroom Bungalow In The Sought-After Kington, Dormston Area With Close Proximity To Inkberrow And Flyford Flavell.

Benefitting From Approx. 17' x 12' Lounge With Log Burner & Feature Fireplace, Approx. 18' x 8' 10 Conservatory Overlooking Rear South Facing Mature Garden With Mature Shrubs, Trees and Greenhouse, Kitchen With Integrated Appliances And Breakfast Bar, Separate Utility, Modern Tiled Bathroom With Walk In Shower, Internally Accessed Garage Approx. 27' x 10' With Workshop Space, Private Driveway Parking For A Couple Of Vehicles And Fore Garden.

The property is set behind a landscaped fore garden with mature planting and a decorative stone private drive with parking for a couple of vehicles and access the property, obscure door to the utility and up and over door to the approx. 27' x 10' long Garage and Workshop.

#### Reception Hall

Reception Hall with doors leading to modern tiled Bathroom with walk in shower, Double Bedroom One, Double Bedroom Two and Lounge. Radiator, fuse board, pendant ceiling light, central heating thermostat and loft hatch.

#### Loft Access Hatch

Access to boarded loft with light.



Bedroom One 14'2 (4.32) x 9'2 (2.79)

Double Bedroom One, front facing with views over the landscaped fore garden. Radiator and ceiling spotlights.

Bedroom Two 10'8 (3.25) x 9'5 (2.87)

Double Bedroom Two, front facing with views over the landscaped fore garden. Radiator and pendant ceiling light.

Lounge 17'4 (5.28) x 12'1 (3.68)

Large, well-proportioned rear facing Lounge with Log Burner, feature fireplace surround and hearth, radiator, wall lights and doors leading to Kitchen and French doors leading to Conservatory.

Conservatory 18'1 (5.51) x 8'10 (2.69)

Large dwarf wall Conservatory with views over mature south facing garden. Wall lights and double side doors for garden access.

Kitchen 11'4 (3.45) x 7'6 (2.29)

Side and rear facing Kitchen with integrated double oven, ceramic hob with modern chimney style canopy extractor hob over, work top, range of floor and wall units, 1 ½ bowl sink and draining board, built in breakfast bar, radiator, ceiling spotlights and door to Utility room.

Utility Room 14'3 (4.34) max x 7'8 (2.34) max

Utility room with obscure door to the front and access door to the garage. Cupboard housing Worcester combination boiler, work top with space and plumbing underneath for washing machine and dishwasher, telephone point, radiator, and ceiling strip light.



Garage 27'5 (8.36) x 10' (3.05)

Garage and workshop area with up and over garage door to the front leading to private driveway parking, rear and side windows. Space and vent for tumble dryer and undercounter freezer.

Rear Garden

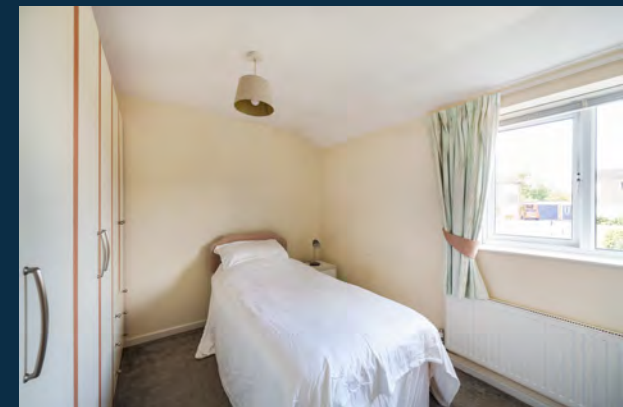
South facing rear garden laid to lawn with mature planting, shrubs and trees, patio seating area and greenhouse backing onto fields.

Driveway

Private decorative stone driveway with parking for a couple of vehicles.

Kington, Dormston is a sought-after Worcestershire village and the property itself is near to the well supported Red Hart public house and restaurant as well as being within short walking distance to two other public houses with restaurants, convenience store and bus stops.

Situated close to the villages of Flyford Flavell, Inkberrow as well as having good access to the city of Worcester, Pershore, Redditch and Alcester. The M5 motorway Junction 6 and Junction 7 are approximately a 10-minute drive away opening the Midland corridor and the rest of the UK. National Rail links are accessible from the city of Worcester and Pershore. Education in the area is well supported with Primary Schools in nearby Flyford Flavell and Inkberrow and Secondary Schools in the larger nearby towns of Pershore, Redditch and Worcester.



- Tenure: FREEHOLD
- EPC Rating – F
- Local District Council – Wychavon
- Council Tax Band – B
- What3Words: overjoyed.kind.exit

*Jones & Associates, bespoke estate agents, are the highest rated estate agent in Pershore & the surrounding villages for customer service, by Google customer reviews, and we have been involved in bespoke estate agency within the area for over 20 years whilst retaining an extensive network of independent estate agents throughout the London region and U.K., which means you receive a highly dedicated personal service backed up by extremely effective marketing and a vast proactive buyer network.*

*We aim to be your long-term property advisors, taking care of your property needs as a whole and our membership of the National Association of Estate Agents (NAEA) will also guarantee to you that you are involved with highly qualified and licensed professionals within the industry.*

*Jones & Associates, The Barn, 36 High Street, Pershore, WR10 1DP.*





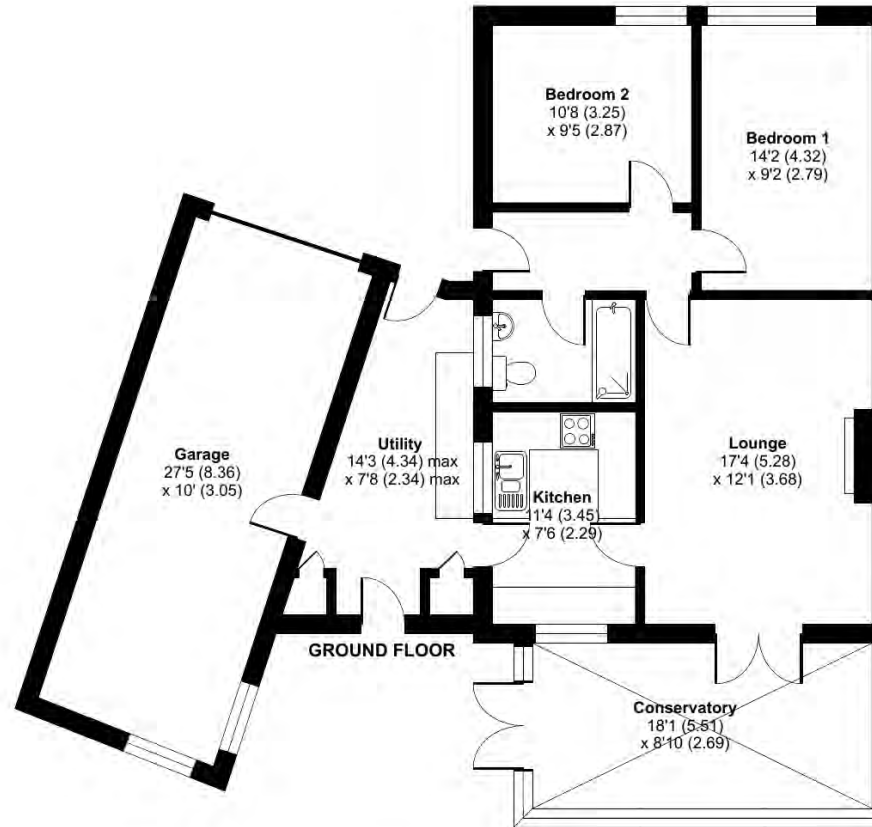
# Meadow Close, Kington, WR7

Approximate Area = 973 sq ft / 90.4 sq m

Garage = 271 sq ft / 25.2 sq m

Total = 1244 sq ft / 115.6 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). © nrichcom 2022  
Produced for Jason Jones & Associates. REF: 1039299



**01386 291010**  
The Barn, 36 High Street,  
Pershore, WR10 1DP

JJAA.CO.UK

Important Notice. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Jones & Associates (Registered as "J&A Estate Agents Ltd") in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jones & Associates nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos & Floorplan: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

