

10 Napleton Lane

Kempsey WR5 3PT



JONES &
ASSOCIATES

BESPOKE ESTATE AGENCY

10 Napleton Lane

Kempsey, Worcester WR5 3PT

A Fantastic Opportunity To Acquire This Spacious Approx. 150sqm., Well Proportioned, Extended Four / Five Double Bedroom Detached Home With Three Bathrooms, Separate Utility, Large Versatile Integral Garage And Landscaped Gardens In The Sought-After Village Of Kempsey, With Excellent Transport Links And Close To The City Of Worcester.

- Extended 5 Bedroom Detached Approx. 150sqm Sought After Napleton Lane, Kempsey.
- Versatile And Flexible Accommodation
- Dual Aspect Primary Bedroom With En-Suite
- Two Reception Rooms & Conservatory
- Kitchen / Diner With Separate Utility
- Family Bathroom, En-Suite, Downstairs Shower Room & Cloakroom
- Approx. 21'6 x 13' Internally Accessible Garage & Workshop Area
- Newly Installed Gas Combination Boiler.
- Private Block Paved Driveway Parking For A Couple Of Vehicles
- Further Development Potential Subject To Planning Permission
- Excellent Access To Worcester For National Rail & M5 Motorway Links



This Approximately 150 sqm. Property With Additional Integral Garage Benefits From Approx 16' x 11'10 Dual Aspect Living Room With Feature Fireplace, Conservatory Overlooking Rear Landscaped Garden, Separate Dining Room (Currently Being Used As Downstairs Bedroom 5), Downstairs Cloakroom, Kitchen / Diner With Integrated Appliances, Separate Utility, Downstairs Shower Room, Internally Accessed Garage And Workshop Approx 21'7 max x 13'.

Upstairs Approx. 16' x 11'9 Dual Aspect Primary Bedroom With En-Suite, Three Further Double Bedrooms And Large Family Bathroom With Bath And Separate Shower Cubicle.

Outside Landscaped Wrap Around Garden With Water Features, Patio Seating And Vegetable Area And To The Front Private Block Paved Driveway Parking For A Couple Of Vehicles.

Approach

To the front of the property is private driveway parking for a couple of vehicles in front of the garage doors with steps and a path leading through the landscaped fore garden, set behind a privacy hedge, to the front door.



Reception Hall

Reception Hall with doors leading to dual aspect Living Room, Dining Room (Currently being used as downstairs Bedroom 5), Downstairs Cloakroom, Kitchen / Breakfast Room, Under Stairs Storage Cupboard and Stairs rising to First Floor.

Living Room 16'1 x 11'10max (4.90 x 3.61max)

Dual aspect Living Room Approx. with walk in square bay overlooking the enclosed landscaped fore garden and glazed doors to the rear leading into the Conservatory. The Living Room has a feature fireplace with fire surround and hearth, wall lights, two radiators and t.v. point.

Conservatory 12'7 x 7'6 (3.64 x 2.29)

The Conservatory with dwarf walls overlooks the enclosed rear and side landscaped wrap around garden with its patio seating, water features and raised beds.

Dining Room / Bedroom 5 11'6max x 9'10 (3.51max x 3.00)

The Dining Room is currently being used as downstairs double Bedroom 5 with walk in square bay overlooking the enclosed landscaped fore garden. With feature fireplace surround with internal electric light, radiator, and ceiling light point.

Understairs Storage
Storage Understairs



Downstairs Cloakroom

Rear facing Downstairs Cloakroom with obscure double glazed window, white low level toilet, white wash hand basin, radiator, ceiling spotlight and fuse board.

Kitchen / Diner 11'10 x 10'7 (3.61 x 3.23)

Large rear facing Kitchen / Diner with views over the rear garden having built in floor, drawer and wall units with wooden work tops, four ring gas hob with extractor over, electric double oven, integrated undercounter fridge, integrated dishwasher, 1 ½ bowl sink, cupboard housing newly installed (August 2023) gas combi boiler, large glazed feature Kitchen display cabinet with lower storage, radiator and ceiling spotlights.

Utility 9'8 x 6'2 (2.95 x 1.88)

Rear facing Utility with space and plumbing for washing machine, space and plumbing for tumble dryer, Space for Upright Fridge Freezer, base units with work tops, sink and drainer, wall units, radiator, and ceiling strip lights. Half glazed stable door to rear garden steps.

Downstairs Shower Room

Downstairs shower room with thermostatic shower bar, ceiling extractor and wall heater.

Internal Access To Garage 21'7max x 13' (6.58max x 3.96)

Internal Access To Garage And Workshop area From inner hallway via stairs giving high ceiling height with additional overhead storage. Side door giving access to garden and double doors giving access to private driveway parking area.



Stairs From Reception Hall To First Floor

First Floor Galleried Landing with doors leading off to Primary Bedroom With En-Suite, Double Bedroom Two, Double Bedroom Three, Double Bedroom Four, Family Bathroom, Single Storage Cupboard, Double Storage Cupboard and Two Access Loft Hatches.

Primary Bedroom 16'1 x 11'9 (4.90 x 3.58)

Dual aspect Primary Bedroom with views over fore garden and rear garden. Radiators, ceiling light point, television point.

En-Suite

En-suite, rear facing obscure window with white suite, tiled shower cubicle, electric shower, wash hand basin, ladder effect central heating towel rail, ceiling spotlights.

Family Bathroom

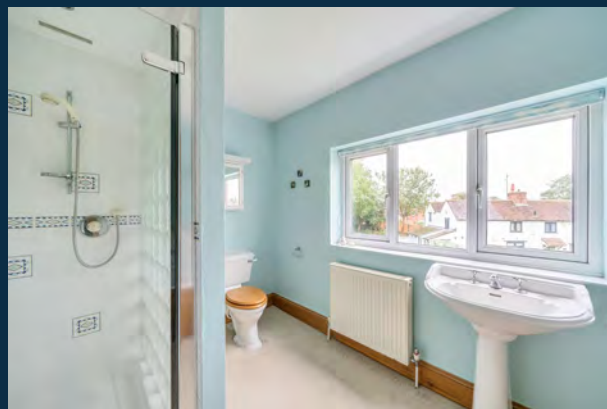
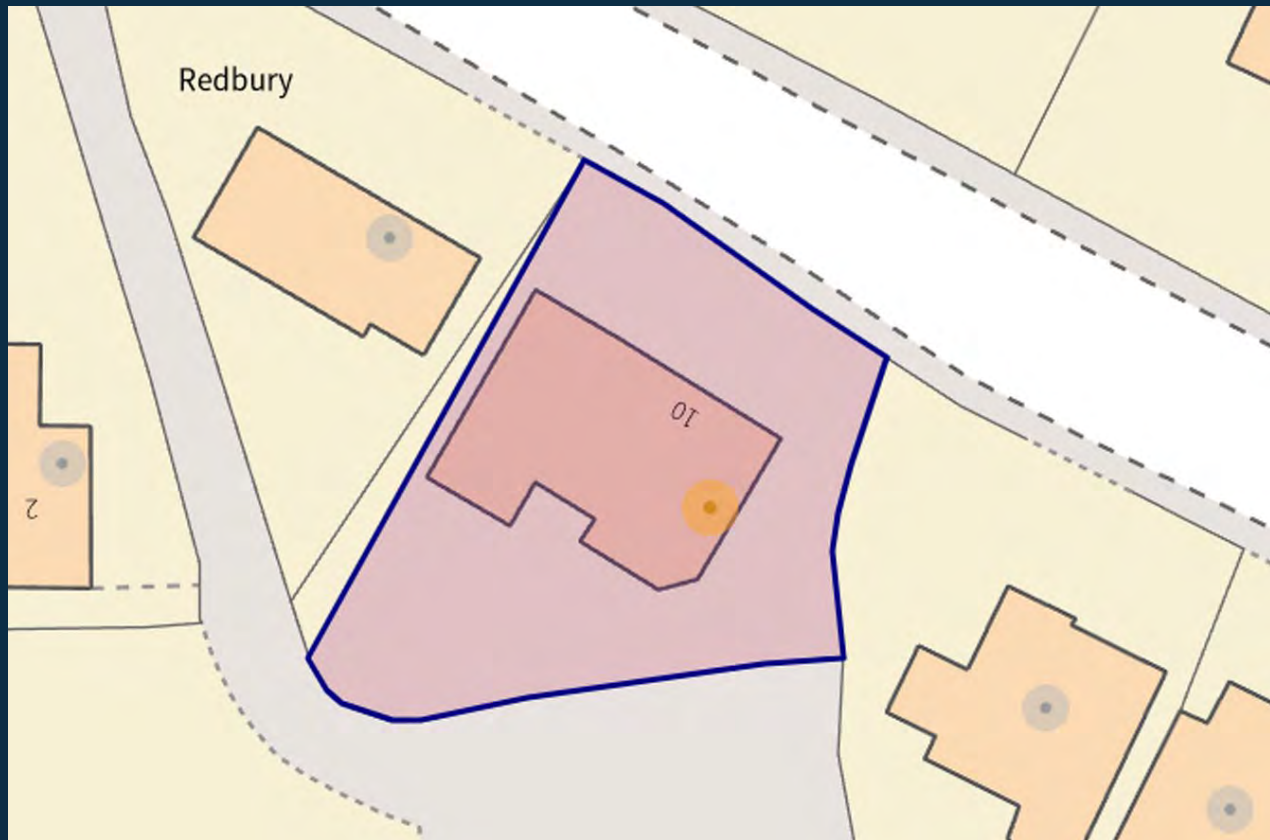
Rear facing Family Bathroom - Bath with mixer taps and hand held shower attachment, Separate Shower Cubicle with thermostatic controls, low level toilet, wash hand basin, radiator and ceiling spotlights.

Bedroom Two 13' x 10' (3.96 x 3.05)

Front facing Double Bedroom Two with views over the fore garden, built in wardrobes, ceiling light point and radiator.

Bedroom Three 13' x 8'2 max (3.96 x 2.49max)

Rear facing Double Bedroom Three with views over rear garden and distant views of the Malvern Hills, built in wardrobes, ceiling light point, radiator, and telephone point.



Bedroom Four 11'9 x 7'10 (3.58 x 2.39)

Front facing Double Bedroom Four with views over the fore garden, built in storage cupboard, ceiling light and radiator.

Rear Garden

The enclosed rear garden can be accessed via the Conservatory, Utility or lower-level door in the Garage. The garden is landscaped and includes patio seating, water features, own feature well, mature planting and borders, vegetable plot, garden shed, potting sunroom, access to garage under croft storage, lawned area that wraps around the side where there is a feature arch gated access to the front fore garden.

Driveway

Private block paved driveway parking for a couple of vehicles.

Location

This spacious property is situated in the desirable Napleton Lane area of the popular village of Kempsey on the outskirts of the city of Worcester. Kempsey has a thriving community and has several public houses, village store and post office, Kempsey Primary School which feeds into Hanley Castle High School and Sixth Form, doctors' surgery, a well-supported village hall and community centre, as well as having good transport links both by road and rail. With the M5 Motorway Junction 7 being approx. 4 miles away opening up the Midlands corridor and direct rail links from Worcestershire Parkway Station to Birmingham, Bristol, London and beyond.



- Tenure: FREEHOLD
- EPC Rating – D64
- Local District Council – Malvern Hills
- Council Tax Band – E
- What3Words: swordfish.necklace.stub

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Napleton Lane, Kempsey, Worcester, WR5

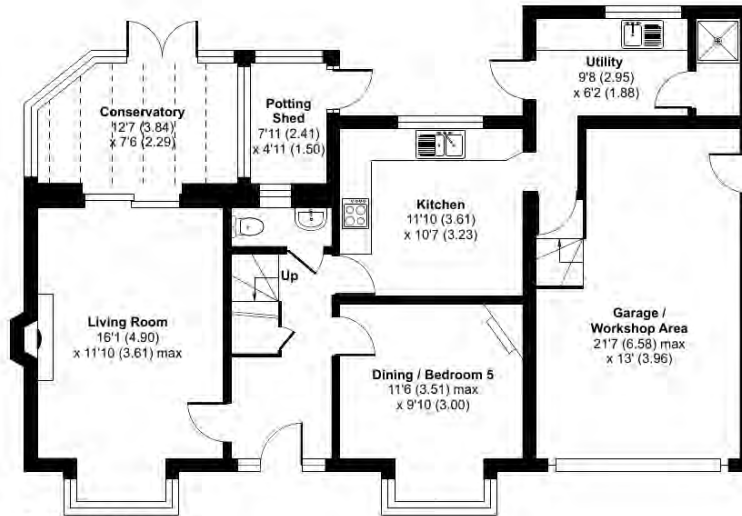
Approximate Area = 1635 sq ft / 151.8 sq m

Garage = 259 sq ft / 24 sq m

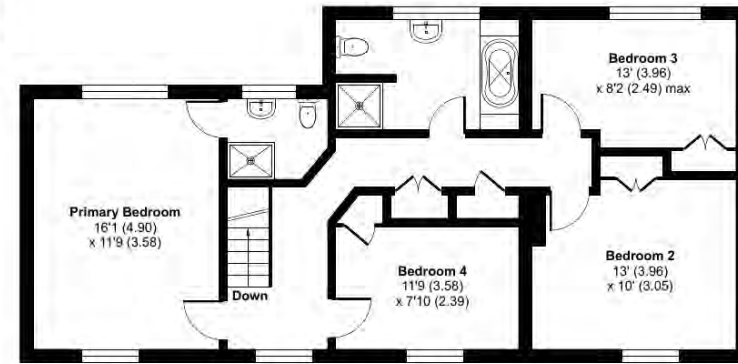
Outbuilding = 37 sq ft / 3.4 sq m

Total = 1931 sq ft / 179.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrich.com 2023
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