

Otter Close

REDDITCH

Offers In Excess Of:

£495,000



Four Bedroom Detached House

Features.

- FOUR DOUBLE BEDROOMS
- EN-SUITE & DRESSING AREA TO MASTER BEDROOM
- PRINCIPLE BATHROOM & GUEST CLOAKROOM
- BREAKFAST KITCHEN & UTILITY ROOM
- SPACIOUS DUAL ASPECT LOUNGE
- DINING ROOM
- STUDY/OFFICE/WORK SPACE
- GENEROUS OFF ROAD PARKING & DOUBLE GARAGE
- LANDSCAPED REAR GARDEN
- DESIRABLE LOCATION

Description.

Summary: A superb four double bedroom detached family home situated in a private position and backing onto Ipsley Nature Reserve, this delightful property is offered with three reception rooms, breakfast kitchen & separate utility, en-suite with dressing area to the master bedroom, generous off road parking, double garage, beautifully landscaped wrap around rear garden and situated in the desirable location of Winyates Green, Redditch.

Description: This wonderful family home meets all aspects of modern day living and has been particularly well maintained throughout. The accommodation briefly comprises:- An inviting entrance hall with a flowing layout, built in storage and guest cloakroom, a spacious lounge with front aspect bay window, doors to the rear garden and feature fireplace, a second reception/dining room providing a more formal setting, study/office space, a modern breakfast kitchen with a range of fitted units, integrated appliances, space for a table and chairs for more comfortable dining and access to the separate utility room. A rising staircase leads to the first floor and offers a impressive master bedroom with dressing area and spacious en-suite, three additional double bedrooms with bedrooms two and four benefiting from built in wardrobes. The principle bathroom enjoys a modern design double walk in shower, wash basin and WC.

Outside: The front aspect of the property is approached by brick built boundaries, generous off road parking, access to the double garage (with a hot and cold water feed) and to the main residence via a canopied porch. The rear of the property offers a delightful space to dine or entertain friends and family with a block paved patio, neatly maintained lawn, established feature flower beds, wrap around side garden with an additional seating area, storage and gated access.

Location: Situated in Winyates Green, which sits within close proximity to Ipsley Alders Marsh nature reserve and ideally positioned within walking distance to a local shop and community centre with toddlers play group. The location offers catchment for the well-regarded local schooling, including Mappleborough Green Primary School. The nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and good rail and bus links. There are also excellent leisure facilities and eateries, along with cultural attractions, and the Kingfisher Shopping Centre.



Room Dimensions.

Room Dimensions:

Hall

Downstairs WC

Lounge: 19' 6" x 12' 11" (5.95m x 3.95m)

Dining Room: 12' 7" x 8' 9" (3.85m x 2.68m)

Study: 11' 5" x 6' 6" (3.48m x 2.00m) max

Breakfast Kitchen: 15' 3" x 14' 7" (4.65m x 4.45m) max

Utility Room: 8' 1" x 5' 6" (2.48m x 1.68m)

Garage: 17' 7" x 17' 0" (5.38m x 5.20m)

Stairs To First Floor Landing

Master Bedroom: 17' 0" x 10' 9" (5.20m x 3.28m)

En Suite: 10' 9" x 8' 2" (3.28m x 2.50m) max

Dressing Room: 7' 2" x 5' 10" (2.20m x 1.80m)

Bedroom Two: 12' 6" x 10' 7" (3.82m x 3.25m) max

Bedroom Three: 12' 10" x 8' 7" (3.92m x 2.62m) max

Bedroom Four: 10' 5" x 8' 7" (3.20m x 2.62m)

Bathroom: 7' 8" x 7' 1" (2.35m x 2.18m) max

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

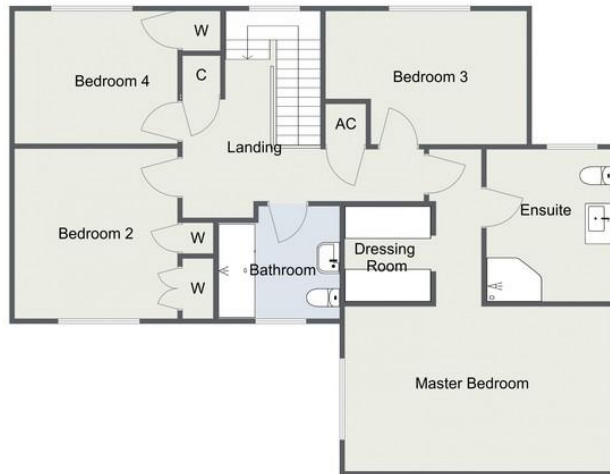


Otter Close, Redditch

Ground Floor



First Floor



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.

EPC: C

COUNCIL TAX BAND: F

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

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



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