

# Plot 31

Bromyard Road | KENSINGTON GATE | Worcester | WR2 5TT

£395,995

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ESTATE AGENTS

# Plot 31

## Bromyard Road | KENSINGTON GATE
## Worcester | WR2 5TT

Nestled on Bromyard Road in the desirable Kensington Gate area of Worcester, this stunning four-bedroom detached house is a remarkable new build, completed in 2026. Spanning an impressive 1,841 square feet, this property offers a perfect blend of modern living and comfort.

Upon entering, you are greeted by a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The heart of the home is undoubtedly the open-plan kitchen and dining area, designed for both functionality and style. This space is enhanced by French doors that seamlessly connect the indoors with the outdoor garden, allowing for delightful al fresco dining and gatherings.

The property boasts four well-proportioned bedrooms, including a main bedroom that features its own en-suite bathroom, ensuring privacy and convenience. A family bathroom serves the remaining bedrooms, providing ample facilities for family and guests alike. Additionally, a separate utility room adds practicality to

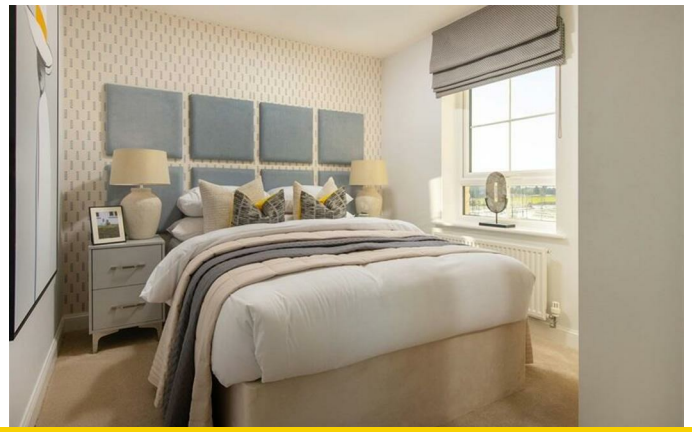
- Four-bedroom detached home
- Open-plan kitchen and dining
- French doors to garden
- Family bathroom available
- Energy-efficient new build
- Spacious lounge area
- Separate utility room included
- Main bedroom with en-suite
- Single garage, two parking spaces
- Stamp duty paid (terms apply)

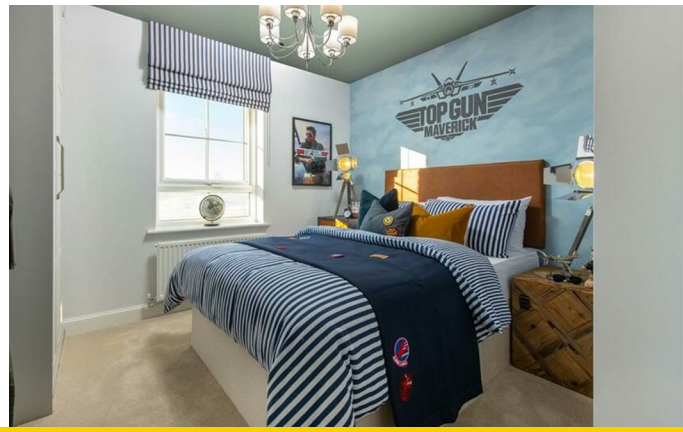
Plot 31, Kensington Gate, Rushwick, Worcester – £395,995

A BEAUTIFULLY DESIGNED FOUR-BEDROOM DETACHED HOME WITH GARAGE, TWO PARKING SPACES AND STAMP DUTY PAID.

Located at the popular Kensington Gate development in Rushwick, this impressive four-bedroom detached Kingsley home offers modern living, generous accommodation and a range of energy-efficient features.

















The ground floor features a spacious lounge alongside an open-plan kitchen and dining area, creating a great space for everyday living and entertaining. French doors open directly onto the rear garden, while a separate utility room and additional storage add to the practicality of the layout.

Upstairs, the property offers four bedrooms, including a main bedroom with en-suite facilities, two further double bedrooms and a fourth single bedroom. A modern family bathroom completes the first floor.

Externally, the property benefits from a single garage and two additional parking spaces.

Energy efficiency and lower running costs

Designed with energy efficiency in mind, this home includes a range of features that could help reduce energy consumption and household bills, including:

A/B EPC rating

Argon-filled double glazing

Electric car charging point

Flue gas heat recovery

Highly efficient insulation

Photovoltaic solar panels

Improved ventilation

Waste water heat recovery system

Own New – Rate Reducer

Buyers may also be able to benefit from Barratt Homes' Own New Rate Reducer scheme, offering access to lower mortgage rates and potentially reducing monthly mortgage payments. Eligibility and terms apply.

An excellent opportunity to secure a modern, energy-efficient family home in a convenient Worcester location.

Price: £395,995

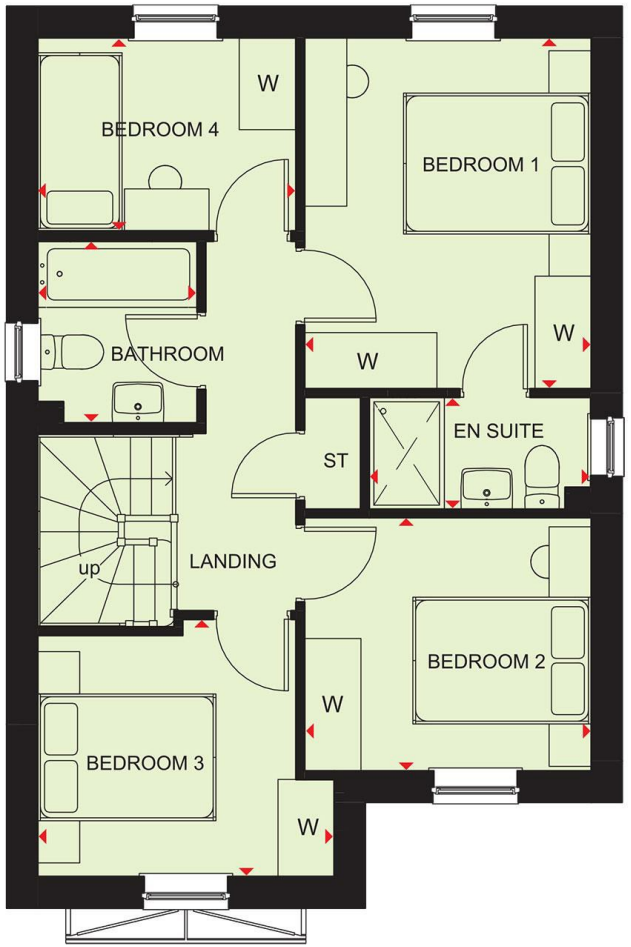
Please note: Images are for illustrative purposes and may include optional upgrades at additional cost. Incentives and schemes are subject to Barratt Homes' terms and conditions and eligibility.



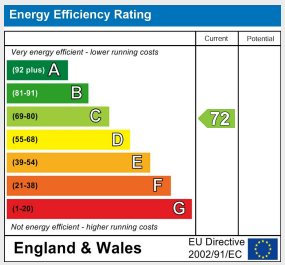







Council Tax Band **C** EPC Rating **C**

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