

4 Pochard Close,
Kidderminster,
DY10 4UB

Offers In The Region Of
£440,000







WALTON & HIPKISS

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Kidderminster
DY10 4UB


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Lounge
15'0" x 16'2"
The lounge is a spacious and inviting room featuring large bay windows that flood the space with natural light. It offers a comfortable seating area centred around a charming fireplace with a wooden mantle, creating a warm and cosy atmosphere. The room is carpeted, and the walls are adorned with subtle decor that complements the traditional style.

Kitchen
13'9" x 11'10"
The kitchen is fitted with classic wooden cabinetry and black granite countertops, providing ample workspace. It includes a farmhouse-style sink and an integrated oven with a range cooker. The ceiling beams add character, while the tiled flooring is practical and visually appealing. Adjacent to the kitchen is a conservatory, connected through a wide archway, extending the cooking and dining space. The conservatory benefits from large windows and a glass roof, creating a bright and airy room with terracotta floor tiles, perfect for informal dining with views of the garden.

Dining Room/Study
10'2" x 9'8"
This room combines a dining area with a study space. It is carpeted and benefits from natural light through French doors that open to the outside. This flexible space offers a quiet area for work or a cosy spot for meals, with easy access to the kitchen and garden.

Lounge 2
18'7" x 7'4"
Lounge 2 is a narrower living space with French doors leading out to the garden, allowing plenty of natural light. It features carpet flooring and a built-in fireplace, offering a secondary sitting area ideal for relaxation or entertaining guests in a more intimate setting.

Hallway
The hallway is long and bright with wooden flooring and a neutral décor scheme. It leads toward the rear garden via a glazed door, creating a welcoming entrance to the rear of the home. It includes storage space and provides access to the main rooms on the ground floor.

Bedroom 1
28'5" x 8'0"
Bedroom 1 is an exceptionally long room with wooden flooring and exposed ceiling beams adding a rustic charm. It is well-lit with windows at one end and features built-in wardrobes along one wall for storage. An adjoining en-suite bathroom offers privacy and convenience with a shower cubicle, sink, and toilet.

Bedroom 2
14'1" x 11'5"
Bedroom 2 is a generously sized double room with carpeted flooring and natural light from a large window. It offers ample space for furnishings and is conveniently located close to an en-suite bathroom.

Bedroom 3
12'0" x 10'0"
Bedroom 3 is a well-proportioned room with carpeted







flooring and natural light from a window. Its size is suitable for a single or double bed and includes space for storage or a desk.

Bedroom 4

9'9" x 9'2"

Bedroom 4 is a smaller double room with carpeted flooring and a window that allows in natural daylight. This room is perfect for guests, a child's bedroom, or a study area.

Bedroom 5

13'1" x 8'4"

Bedroom 5 is a moderately sized room with carpet flooring and a window providing natural light. It offers a cosy space that could be used as a bedroom or flexible living area and is situated near the family bathroom.

Bathroom

9'9" x 5'7"

The family bathroom combines traditional and modern styles with a white freestanding bathtub, toilet, and sink. The room is fully tiled with a dark green tile finish on the walls and wooden flooring, creating a stylish and comfortable space.

En-suite (Bedroom 2)

6'1" x 6'2"

The en-suite bathroom attached to Bedroom 2 is fitted with a shower cubicle, toilet, and sink. It is finished with pale tiling and offers a private bathroom space with natural light from a window.



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En-suite (Bedroom 1)

7'8" x 8'0"

The en-suite bathroom attached to Bedroom 1 features a shower cubicle, toilet, and sink. It has a light and airy feel with natural light from a window and a clean, practical design.

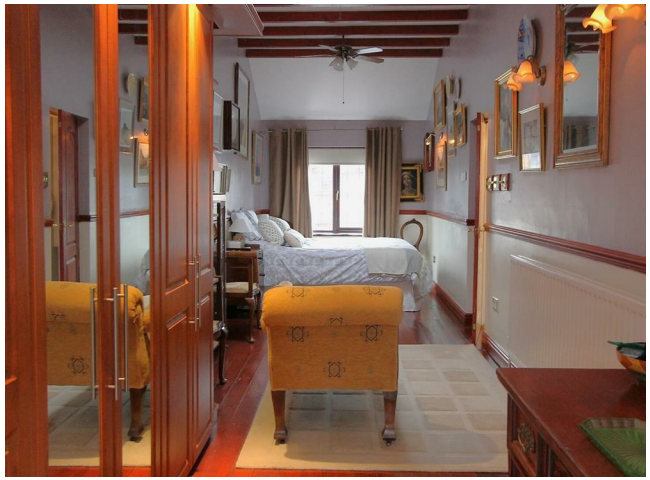
Garage

17'3" x 8'2"

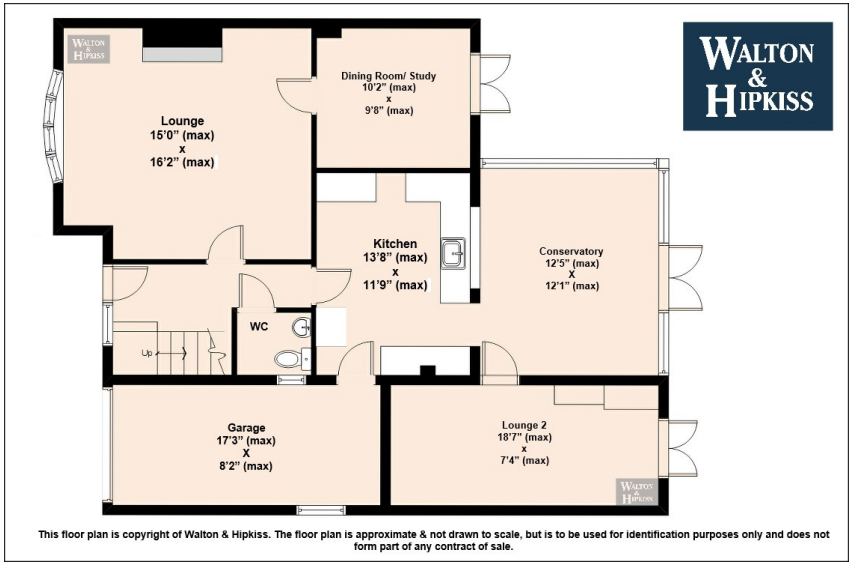
The garage is a practical space with room for one vehicle and additional storage. It has external access and sits adjacent to the main house providing easy entry to the home.

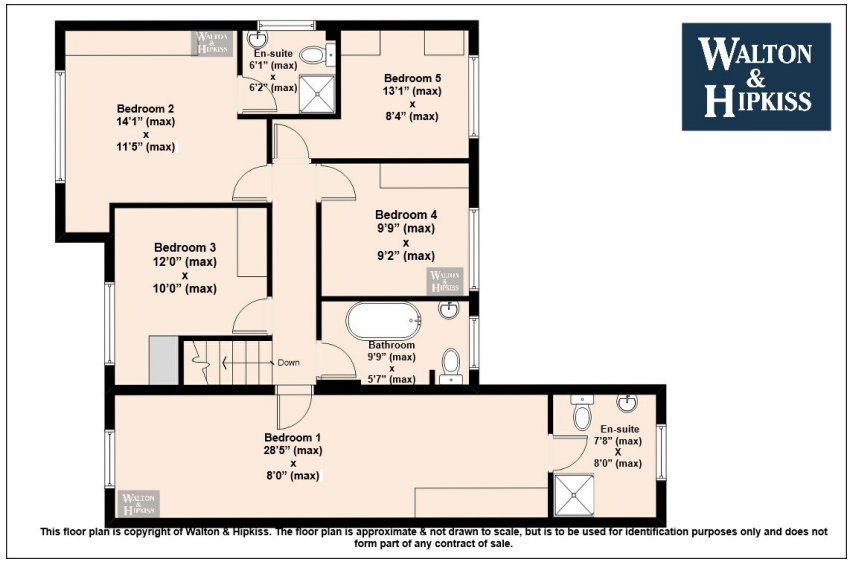












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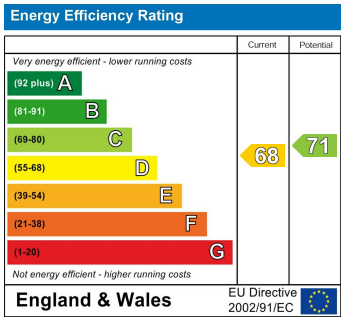

EPC Rating: D
Council Tax Band: E

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