



Brecon Close, Inkberrow WR7 4EP

Offers In Region Of £400,000

3 1 1



Nestled in the heart of Inkberrow village, this three-bedroom modern bungalow effortlessly combines contemporary design with the charm of rural living. The exterior showcases clean lines and a minimalist facade, setting the tone for the modern aesthetic within. Conveniently situated, the property is within easy reach of local amenities, enhancing its appeal as a perfect blend of style and practicality.

As you enter, the three bedrooms are thoughtfully arranged, each offering ample space and a sense of privacy. The principal bathroom, a modern sanctuary in itself, features sleek fixtures and a clean design, providing a refreshing and stylish retreat for residents.

Proceeding toward the rear of the property, you'll discover a bright and spacious open-plan living space. Bathed in natural light from large windows and offering a view of the well-maintained garden, the living space becomes a comfortable and inviting haven. This layout not only enhances the sense of space but also provides a seamless transition to the outdoor area, creating a harmonious connection between the modern interior and the natural surroundings.

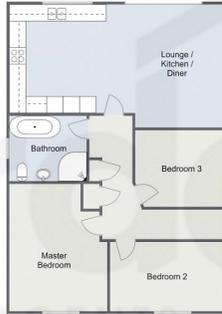
The stylish kitchen, equipped with modern appliances and sleek countertops, complements the open-plan design, making it a functional and fashionable space for both cooking and socializing.

Step outside through bi-folding, triple glazed glass doors to a private outdoor area, providing a perfect space for relaxation or outdoor activities. The living space at the rear of the property is not just a part of the home; it's a tranquil retreat in the heart of a charming village, offering a seamless blend of modern living, the serenity of rural life, and easy access to local amenities.



arden
ESTATE AGENTS

Brecon Close, Inkberrow
Ground Floor



Total Area Approx
89.3 Sq M
961.2 Sq Ft



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.



- Modern Interior
- Three Bedrooms
- Modern Bathroom
- Well Appointed Open Plan Kitchen/Living Space
- Generous Off Road Parking
- Enclosed Rear Garden
- Sought After Village Location

12/10/2023, 10:33 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
1a, Brecon Close Inkberrow Worcestershire WV9 4EP	Energy rating B	Valid until: 15 July 2029 Certificate number: 8231-7633-6870-5876-2996																																
Property type	Detached bungalow																																	
Total floor area	92 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standards-rental).																																		
Energy rating and score																																		
This property's current energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td>92+</td> </tr> <tr> <td>81-91</td> <td>B</td> <td>88</td> <td>92+</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>92+</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td>92+</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td>92+</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td>92+</td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td>92+</td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A		92+	81-91	B	88	92+	69-80	C		92+	55-68	D		92+	39-54	E		92+	21-38	F		92+	1-20	G		92+	For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificates.service.gov.uk/energy-certificates/8231-7633-6870-5876-2996/print/html>

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

01527 540 654

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

