



4 Derrington Gardens, Worcester, WR5 3FS  
Guide Price £420,000



Philip Laney & Jolly Worcester are delighted to present this beautifully maintained four bedroom detached family home, quietly positioned within the desirable cul de sac of Derrington Gardens in Kempsey. Offering a perfect balance of comfort, style and practicality, the property enjoys views of the Malvern Hills from the rear bedrooms and provides a peaceful setting within easy reach of local amenities and transport links.

A welcoming entrance hall leads to bright and spacious living areas. The open plan kitchen and dining area is ideal for both everyday living and entertaining, featuring integrated appliances and elegant Karndean flooring. The separate living room provides a relaxing retreat, perfect for family time or quiet evenings.

Upstairs, there are four generously sized bedrooms offering flexibility for family or guests. The main bedroom includes an en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the rear garden has been attractively landscaped for easy maintenance, creating an inviting space for outdoor dining or relaxation. The property also benefits from a garage and driveway parking.

Situated in a sought after village location, this superb home combines modern living with countryside charm and is ideal for families looking for a tranquil yet well connected lifestyle.

EPC: C Council Tax Band: E Tenure: Freehold

## Ground Floor

### Entrance

Composite front door with obscure double glazed side panels into:

### Entrance Hallway

Karndean flooring. Radiator and ceiling light point. Smoke alarm and stairs rising to first floor.

### WC

Obscure double glazed window to front aspect. Pedestal wash hand basin and low level WC. Karndean flooring.

### Living Room

Double glazed window to front aspect and patio doors to the rear aspect. Two radiators and two ceiling light points.

### Kitchen Diner

Double glazed windows to side and rear aspects. Kitchen fitted with a range of wall and base units with integrated dishwasher and fridge freezer. Space and plumbing for washing machine. 'Hotpoint' oven. Breakfast bar with 4 ring gas hob and chrome extractor hood over. Stainless steel one and a half sink and drainer. Two radiators and two ceiling light points. Karndean flooring. Patio doors opening to rear garden.

### First Floor Landing

Access to loft. Radiator and ceiling light point.

### Bedroom 1

Double glazed window to front aspect. Radiator and ceiling light point.

### En-Suite

Obscure double glazed window to front aspect. Shower cubicle, pedestal wash hand basin, vanity cupboard and low level WC. Radiator and ceiling light point. Shaver light point. Tiled walls.

### Bedroom 2

Double glazed window to front aspect. Airing cupboard. Radiator and ceiling light point.

### Bedroom 3

Double glazed window to rear aspect. Radiator and ceiling light point.

### Bedroom 4

Double glazed window to rear aspect with views of the Malvern Hills. Radiator and ceiling light point.





#### Bathroom

Obscure double glazed window to rear aspect. Panelled bath, pedestal wash hand basin and low level WC. Extractor and ceiling spotlights.

#### Outside - Rear

Extensive patio area with porcelain tiles. Planted borders with railway sleepers. Garden enclosed by timber panel fencing with gravelled edging. Gated access to parking area.

#### Garage

With up and over door. Power and lighting.

#### Parking

Parking to the front via the driveway

#### Tenure

We understand that the property is offered for sale Freehold.

#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Council Tax MHDC - Malvern

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

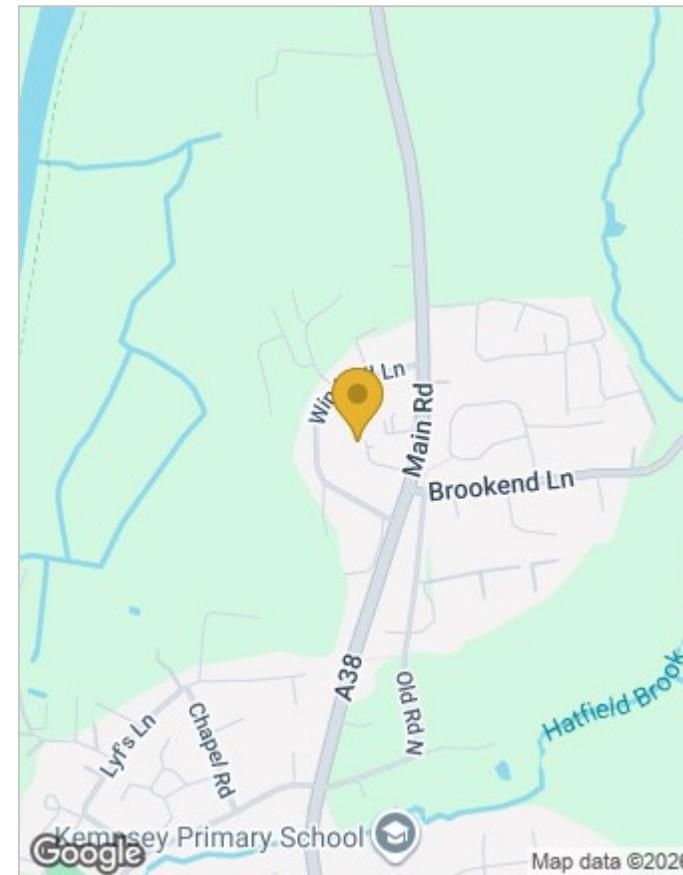
#### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	83
		EU Directive 2002/91/EC	

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.