



For Sale: £395,000. Freehold
Steatite Way, Stourport on Severn, DY13

- 5 Bedrooms
- 2 En-suites
- 3 Receptions
- Family Bathroom

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this detached, large family home that benefits from 5-bedrooms, two en-suites and conservatory to the rear overlooking lawned garden, as well as ample off road parking to the front of the property. The accommodation comprises: entrance hallway, lounge, dining room, conservatory, kitchen, utility, guest cloakroom, five bedrooms, two en-suite shower rooms, family bathroom, garage, driveway and rear garden. EPC D.

Entrance Hallway Doors to lounge, kitchen and guest cloakroom. Stairs rise to first floor. Two ceiling light points, gas central heating radiator and central heating control thermostat.

Lounge Walk in UPVC bay window to the front elevation, double doors lead to the dining room. Electric fire with marble hearth and wooden mantle. Two ceiling light point and two gas central heating radiators.

Dining Room Patio door leads to the conservatory and a further door to the kitchen. Ceiling light point and gas central heating radiator.

Conservatory UPVC French doors to the rear garden and window to three elevations. Ceiling fan light point.

Kitchen Fitted with a range of wall and base units with complimentary work surfaces over and inset sink with mixer tap. Space for freestanding cooker, dishwasher and undercounter fridge. Doors to walk in pantry and utility room. UPVC window to the rear elevation, ceiling light point and gas central heating radiator.

Utility Room Fitted with a range of wall and base units with complimentary work surfaces over and inset sink with mixer tap. Space for washing machine and under counter freezer. Wall mounted Worcester central heating boiler. UPVC window and door to the rear garden, personnel door to garage, ceiling light point and gas central heating radiator.

Guest Cloakroom White suite comprising of low-level WC and wall mounted wash hand basin. UPVC obscured window to the front elevation, ceiling light point and gas central heating radiator.

First Floor Landing Doors to all five bedrooms, family bathroom and airing cupboard which houses the hot water cylinder. Loft access hatch and ceiling light point.

Bedroom One UPVC window to the front elevation, ceiling light point, gas central heating radiator and door to en-suite shower room.

En-suite One White suite comprising of shower enclosure with Architect thermostatic shower panel, low-level WC and pedestal wash hand basin. UPVC obscured window to the side elevation, ceiling light point and gas centrally heated towel rail.

Bedroom Two Door to en-suite shower room. UPVC window to the rear elevation, ceiling light point and gas central heating radiator. Loft access hatch to loft space which has ladders and is fully boarded with a Velux roof light - ideal for future conversion subject to planning consent and building regulations.

En-suite Two Suite comprising of shower enclosure with Triton electric shower, low-level EC and pedestal wash hand basin. UPVC obscured window to the side elevation, ceiling light point and gas central heating radiator.

Bedroom Three Two UPVC windows to the front elevation, two ceiling light points and two gas central heating radiators.

Bedroom Four UPVC window to the rear elevation, ceiling light point and gas central heating radiator.

Bedroom Five UPVC window to the rear elevation, ceiling light point and gas central heating radiator.

Family Bathroom Suite comprising of panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Ceiling light point and gas centrally heated radiator.

Externally To the front of the property is a good sized driveway and a path leads to a side access gate to the rear garden. The rear garden is neat with a raised decking area, immaculate lawn and lower seating area. Mature planting to the borders and fenced boundaries.



Room Details

Lounge	6.18m x 3.51m (20'3" x 11'6")
Dining Room	3.29m x 2.46m (10'10" x 8'1")
Conservatory	3.14m x 3.26m (10'4" x 10'8")
Kitchen	3.27m x 3.10m (10'9" x 10'2")
Utility Room	2.33m x 2.35m (7'8" x 7'9")
Guest Cloakroom	1.63m x 0.93m (5'4" x 3'1")
Bedroom One	4.06m x 3.50m (13'4" x 11'6")
En-suite One	1.91m x 1.78m (6'3" x 5'10")
Bedroom Two	3.73m x 2.31m (12'3" x 7'7")
En-suite Two	2.26m x 1.07m (7'5" x 3'6")
Bedroom Three	4.74m x 2.47m (15'7" x 8'1")
Bedroom Four	3.12m x 2.88m (10'3" x 9'5")
Bedroom Five	2.53m x 1.96m (8'4" x 6'5")
Family Bathroom	2.02m x 1.87m (6'8" x 6'2")



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 sq.m.) approx.
Whilst every effort 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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Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
65	79
England, Scotland & Wales EU Directive 2002/91/EC 	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) 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	
65	79
England, Scotland & Wales EU Directive 2002/91/EC 	

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