

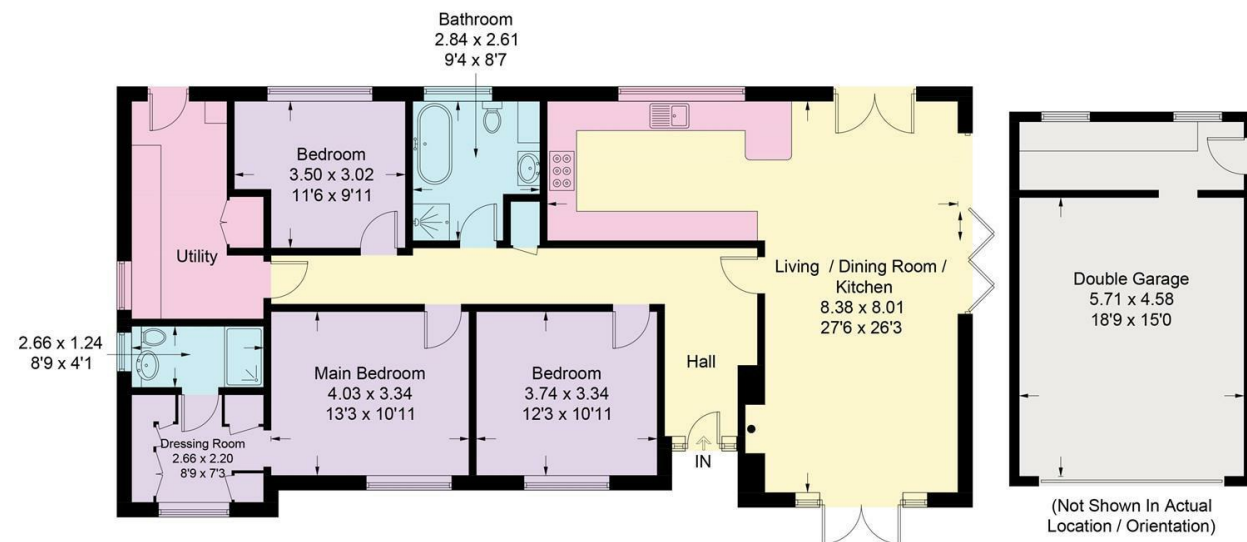
FOR SALE

Little Falls Burnthorne Lane, Dunley, Stourport-On-Severn, DY13 0TN



Little Falls, Burnthorne Lane, Dunley Stourport on Severn

Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft
Double Garage = 33.3 sq m / 358 sq ft
Total = 165.4 sq m / 1780 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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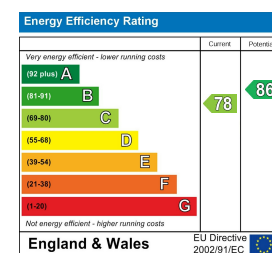
Offers In Excess Of £650,000

Little Falls Burnthorne Lane, Dunley, Stourport-On-Severn, DY13 0TN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This delightful 3 bedroom detached country bungalow has been fully renovated and improved immeasurably to create a fabulous modern light and spacious family home in this beautiful, peaceful and sought after rural location. An internal viewing is essential



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
 Stourport on Severn 2 miles Bewdley 4 miles Kidderminster 6 miles Worcester 12 miles
 Birmingham 24 miles



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Impressive Detached Bungalow
- Fully Renovated, Contemporary Living
- 3 Double Bedrooms
- Master Dressing Room & En-Suite
- Beautiful Family Bathroom
- Open Plan Kitchen Living & Dining Space
- Attractive Private Gardens with Views
- Detached Double Garage & Parking

INTRODUCTION

This delightful detached country bungalow has been fully renovated and improved immeasurably to create a fabulous modern light and spacious family home in this peaceful and sought after rural location. The property offers three double bedrooms, master bedroom with dressing room and en-suite and contemporary family bathroom. The focal point is a beautifully presented light and spacious 'L' shaped kitchen with dining area and generous lounge. The property sits within an attractive plot with well tended gardens, off road parking for several vehicles and a detached double garage. An internal viewing is essential to appreciate the quality size and location of the attractive rural bungalow.

FULL DETAILS

The property is approached off Burnthorne Lane onto a tarmac driveway providing off road parking and turning space with a stepped pathway leading to a covered entrance porch with external courtesy lighting and UPVC double glazed reception door accessing the generous 'L' shaped reception hall.

RECEPTION HALL

Having three ceiling mounted light fittings, radiator & power points. There is access to generous loft and a storage cupboard.

OPEN PLAN LIVING DINING KITCHEN

Being the focal point of this beautiful home with a dining area and lounge the Kitchen is beautifully presented with stunning quartz work tops with inset double ceramic sink and contemporary swan neck mixer tap. There are a range of matching units to include integral appliances comprising a dishwasher, wine cooler and microwave with a 'Range Master' double oven with four ring gas hob with extractor hood above. There is a larder style cupboard and space for a generous fridge freezer. There are inset spot lights to ceiling and UPVC double glazed windows overlooking the rear garden.

The Dining Area has bi-fold doors to two sides enabling this attractive space to be opened up to the beautiful garden. There is a ceiling mounted light fitting, power points, two radiators and plenty of space for dining table and chairs. The dining room continues through to the spacious living room.

The Living Room has UPVC double glazed windows and French doors opening out to the front of the property with feature log burning stove with tiled hearth and wooden mantle over. There are two radiators, power points and ceiling mounted light fitting.

MASTER BEDROOM

Impeccably presented with ceiling mounted light fitting, power points, radiator and UPVC double glazed window to the front aspect. There is access into a dressing room with a range of mirror fronted floor to ceiling fitted wardrobes, ceiling mounted light fitting, radiator and a UPVC double glazed window. From the dressing room access leads into the beautiful en-suite shower room.

EN-SUITE SHOWER ROOM

With attractive patterned tiled floor, double fitted shower cubicle, low level WC, vanity style wash hand basin with contemporary mixer tap and wall mounted mirror fronted medicine cabinet. There is a stainless steel heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed window to the side aspect.

The TWO FURTHER BEDROOMS are both well proportioned double bedrooms, both with radiators, power points, ceiling mounted light fittings and each with UPVC double glazed window with views to front and rear respectively.

FAMILY BATHROOM

A quality fitted bathroom with a feature rolled top bath with ornate mixer tap and shower attachment. There is a separate corner shower cubicle with marble style backing, non slip tray and wall mounted double shower with rain shower head. There is a vanity wash hand basin, low level close coupled WC, radiator, ceiling mounted light fitting and opaque UPVC double glazed window to the side aspect.

UTILITY/BOOT ROOM

A generous room with a solid wooden work surface with matching base units, space and plumbing for automatic washing, space for tumble dryer, fitted cloaks cupboard and useful larder style storage cupboards with inset light spot ceiling, UPVC double glazed window and to the side aspect, a UPVC double glazed pedestrian door giving access to the gardens.

OUTSIDE

Little Falls sits beautifully within attractive and private gardens with off road parking to the front over a tarmac driveway and access to the detached double garage. There is a range of outdoor courtesy uplighters to the front and a generous front lawn. The private gardens stretch to the rear and side of the property providing plenty of outdoor space, laid mainly to lawn with attractive flagstone patio seating areas, a raised timber deck, wooden pergola with pitched tiled roof and external courtesy lighting surrounding the property. There are attractive rural views and the gardens provide an abundance of peace and quiet whilst being safe, secure and fully enclosed via a mixture of wooden panel fencing.

DETACHED DOUBLE GARAGE

The garage is of brick construction with a pitched tiled roof with up and over door, power, lighting and rear pedestrian door.

SERVICES

Mains water, electricity, drainage are understood to be connected with Air Source Heat Pump heating throughout. Propane Gas is connected for the Gas Hob. The property benefits from Solar Panels. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.