



21 Derwent Drive

Bewdley, DY12 2PW

Andrew Grant

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Bewdley, Worcestershire, DY12 2PW

3 Bedrooms 2 Bathrooms 2 Reception Rooms

A fantastic family home in the Blossom Hill area, which has been beautifully extended and redesigned to provide a striking contemporary appearance.

- Extended contemporary-style home
- Desirable Blossom Hill area
- Corner plot
- Elevated views
- Versatile layout
- Open-plan kitchen dining room
- En-suite wet room
- Southwest-facing garden
- Ample driveway parking
- Electric car charging point

Guide Price £425,000

1,264 sq ft (117.4 sq m)





This fantastic family home has been thoughtfully extended and redesigned for the modern era. The property now boasts an outstanding contemporary appearance and features a standout kitchen and adjoining living room, which are among the best you are likely to find in this price range. These spacious and wonderfully light living areas cater beautifully to modern family living and will delight those who love to entertain, especially as the kitchen features bi-fold doors leading out to the southwest-facing garden.

The versatile layout of this property will appeal to purchasers of all ages and has an adaptability ideal for those with children, home workers and those who may require dual occupancy. There are three to four bedrooms, depending on how the accommodation is utilised, with an en-suite wet room in one of the ground floor bedrooms and a family bathroom servicing the first floor. There is plentiful parking for up to four cars to the front and a neatly landscaped rear garden with elevated views across the rooftops.



The front

21 Derwent Drive is approached from the roadside via a tarmac driveway, which can accommodate around four cars and benefits from a recently installed electric car charging point. The driveway is bordered on one side by a raised bed featuring mature bushes and trees, including a palm tree.

Once through the front door, you are greeted by an enclosed porch that opens into the main hallway. The hallway features continuous Travertine style tiled flooring, stairs rising to the first floor accommodation and doors leading to the rear ground floor bedroom and front study/bedroom four.

Ground floor bedrooms

The rear ground floor bedroom is a spacious double bedroom with underfloor heating and French doors leading out to the garden. A fully tiled en-suite wet room adjoins this bedroom, making it a great guest bedroom and ideal for older children or dependent relatives.

To the front of the ground floor is a useful study, which could be utilised as a fourth bedroom. This room also features underfloor heating, an LED ceiling light and a window to the front aspect.





The living room

A fantastic living room and adjoining kitchen are found on the first floor of this property, along with the useful utility room.

The living room benefits from a lofty vaulted ceiling and is flooded with light from a velux window and large window to the front. This delightful living space is centred around a Fireline multi-fuel stove, which sits beautifully on a stone plinth. A square archway flows beautifully into the adjoining kitchen dining room.





The kitchen dining room

This wonderfully spacious and light kitchen is the result of a substantial modern extension, thoughtfully planned to complement the design of the property. It features a tall ceiling, similar to the living room, and provides a contemporary space for cooking, dining and entertaining in one place.

Abundant natural light floods this room through its multiple windows, while bi-fold doors at the rear open onto a paved seating area beyond, creating an ideal setting for al fresco dining. With the doors folded neatly to the side, the indoor and outdoor spaces seamlessly blend together.



The kitchen is tastefully styled to a quality finish throughout, incorporating a granite-topped island and accompanying worktops, contemporary kitchen units and Neff appliances, including an oven, microwave and gas hob with extractor above. There are high gloss floor

tiles and an attractive exposed brick feature wall adding a nice twist. A spacious utility room completes the first floor accommodation. It features tiled flooring, base units, downlighters, space and plumbing for appliances. A glazed door provides easy access to the rear garden.

Second floor bedrooms

Stairs rise from the living room to the second floor, which comprises two further double bedrooms serviced by a family bathroom.

The front bedroom is extremely spacious and features a wide window to the front aspect. The rear bedroom is a wonderfully light and airy room with fitted wardrobes and a full-height window, providing far-reaching views to the wooded hills of Ribbesford.





The bathroom

Completing the second floor accommodation, a fully tiled family bathroom services the two bedrooms and features a panelled bath, pedestal washbasin, low-level WC and radiator/towel rail combo.



The garden

A neatly landscaped southwest-facing garden awaits at the rear of the property, designed for low maintenance and entertaining in mind, with a large, paved seating area outside the kitchen, ideal for al fresco dining.



The garden commands lofty views and conveniently sides onto communal green space, with features such as an area laid to artificial turf and a gravelled section with a pergola and beautiful climbing wisteria, providing colour and interest to the surroundings.

There is a wooden shed included in the sale, which provides additional storage space for outdoor equipment and other essentials, and a useful boiler room is accessed from the garden, which provides a secure area for housing tools, push bikes and the like.



Location

Derwent Drive is situated within the desirable Blossom Hill area, a small and well-established estate on the western fringes of Bewdley. The property is particularly well-positioned on the road, adjoining a mature green space and enjoying a sunny southwest-facing backdrop. Its elevated position also provides excellent views across the rooftops to the nearby countryside, especially from the upper floor. This area is highly popular for several reasons, particularly as the estate directly borders the stunning Severn Valley countryside, including the wonderful Wyre Forest Nature Reserve, which is just minutes away on foot. England's largest wooded reserve covers around 6,000 acres and has miles of bridleways.

Residents of this property benefit from convenient access to a range of useful nearby amenities, including a well-stocked local store on Lakes Road and the delightful Hop Pole pub/restaurant, just a short walk away. St. Anne's Primary School on Wyre Hill is conveniently close at less than a mile away.

Additionally, less than a mile from the property lies the charming town centre of Bewdley, which has much to offer the local resident, from interesting shops and boutiques to a plethora of pubs and restaurants throughout the town and along the riverside. Furthermore, the local area boasts unique attractions such as the Severn Valley Steam Railway and West Midlands Safari Park.

Services

Mains gas, electricity, water and drainage.

Security alarm system.

Broadband is available at this property.

Council Tax

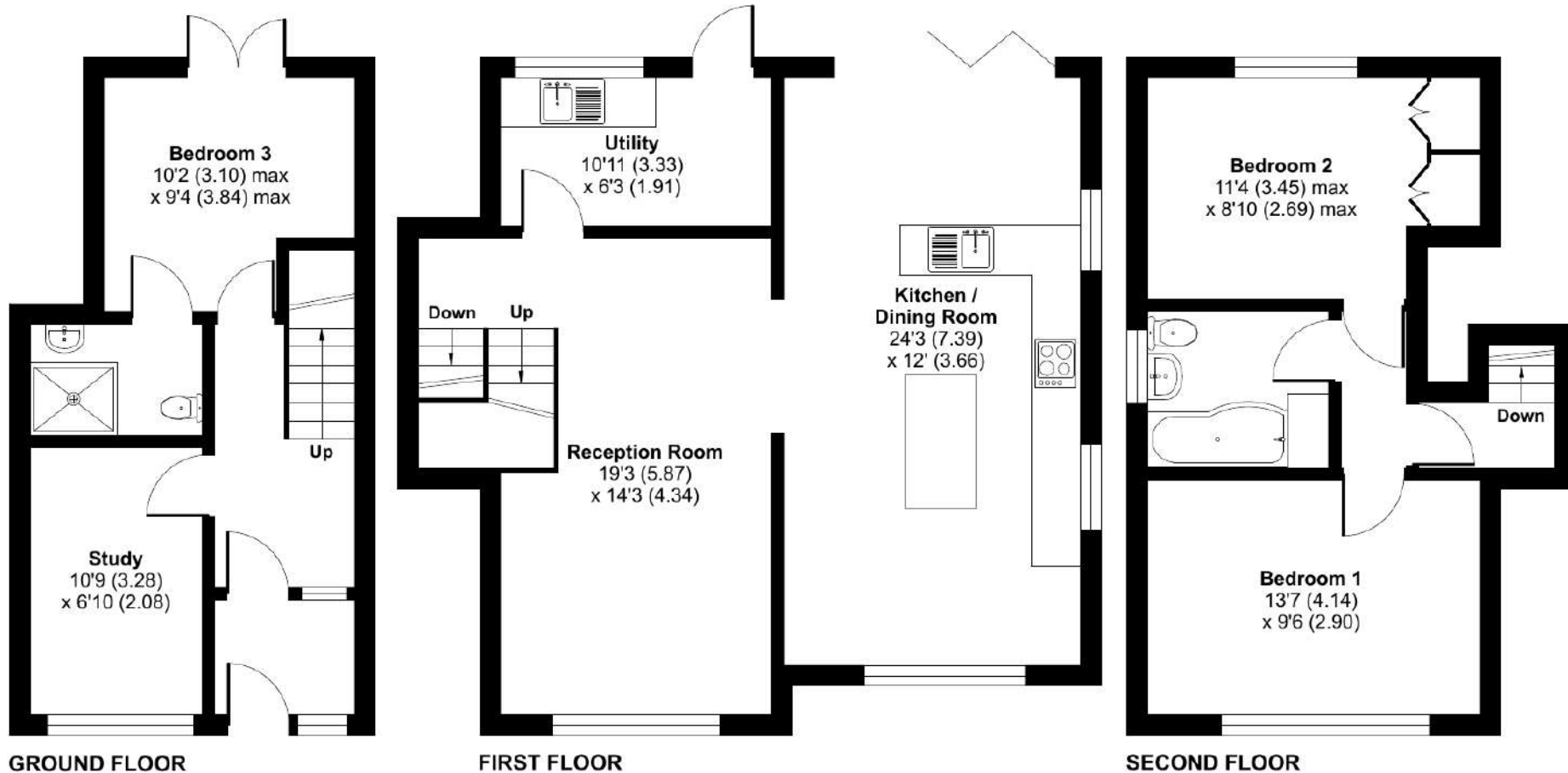
The Council Tax banding for this property is **Band D**

Derwent Drive, Bewdley, DY12

Approximate Area = 1264 sq ft / 117.4 sq m

For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1120809



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