



## 39 Endeavour Place

Stourport-on-Severn DY13 9RL

Andrew Grant

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**4 Bedrooms 2 Bathrooms 4 Reception Rooms**

An immaculate four bedroom home positioned on the southern fringes of Stourport, near Hartlebury common. This excellent family home features a sizeable south facing garden, bay fronted master bedroom with en suite and four reception rooms including a conservatory and office/snug.

## Key features

- A well-appointed family home with four versatile bedrooms.
- Expansive living areas including a spacious sitting room, a dining area, a versatile snug and a wonderful conservatory.
- Secluded garden with an L-shaped patio, perfect for entertaining and enjoying the outdoors.
- Generous off-street parking providing ample space.
- Situated on the southern fringes of Stourport, near Hartlebury common, offering suburban tranquillity with easy access to amenities.
- Close to Hartlebury Common, a diverse nature reserve with numerous trails, ideal for dog walking and outdoor activities.

1340 sq ft / 124.4 sq m





## The kitchen

The kitchen is beautifully designed with light-coloured cabinetry and wooden block countertops, offering ample space for culinary endeavours and storage. This bright and inviting space also includes a spacious walk-in pantry and high-quality integrated appliances, such as a dishwasher, oven and hob, combining both style and functionality.





### The sitting room

The inviting sitting room is bathed in natural light, thanks to a large bay window and centres around a charming feature fireplace with a gas fire. A door conveniently connects this space to the adjoining dining room, enhancing the flow and functionality of the home.





### **The dining room**

The generously sized dining room is perfectly positioned between the sitting area, kitchen and conservatory, serving as a central hub for entertaining guests and enjoying family meals. The space is bathed in natural light from the adjacent conservatory, creating a bright and welcoming atmosphere to the home.



### **The conservatory**

The conservatory offers lovely views of the secluded rear garden, with French doors that open directly to the outdoor patio and garden. This inviting space creates another welcoming reception area to be enjoyed year-round.



### **The snug**

The property also features a versatile ground floor room utilised as a snug and presenting a perfect opportunity to use as an office or occasional fifth bedroom. It also includes convenient fitted storage along one wall, adding both functionality and charm.



### **The utility & cloakroom WC**

Completing the ground floor is a conveniently located cloakroom WC at the rear of the utility room, featuring a wall-mounted washbasin a low-level WC and a door which provides access to the garden.





### **Bedroom one**

Bedroom one is a spacious double with views overlooking the front of the property. Flooded with natural light from a bay window, this room provides ample space for furniture enhancing its functionality.



### **The en suite**

The en suite to bedroom one is beautifully appointed. It features a walk-in shower cubicle, a WC and a washbasin, all of which contribute to a relaxing and luxurious atmosphere to the primary bedroom.



## **Bedroom two**

Bedroom two is another spacious double room. The room benefits from dual-aspect windows flooding the room with light, offering tranquil views of the front and rear of the property.



### **Bedroom three**

Bedroom three is another well-appointed room. The room is bright and airy, making it a comfortable space for rest and relaxation.



### **Bedroom four**

Completing the accommodation is bedroom four, currently utilised as a dressing room. This versatile space can easily be adapted to serve as a study, walk-in wardrobe, nursery or converted back into a generously sized family bedroom, catering to the diverse needs of any homeowner.



### **The bathroom**

Located between bedrooms one and four is the tiled family bathroom. The space features a panelled bath, a WC and a washbasin, offering both comfort and practicality.



## The garden

The garden at the rear of the property is a private oasis, designed with entertaining in mind. A paved L-shaped patio borders the well-manicured lawn, creating a perfect spot for outdoor dining. Beyond the patio is a small lawn and shed, enclosed by fencing offering a secluded space to relax.



## Location

The location of Stourport-on-Severn offers the perfect blend of tranquillity and convenience. Nestled in a pleasant cul-de-sac, the property is nicely removed from the hustle and bustle of the town, yet within easy walking distance of both the town centre and the scenic riverside. Just a short stroll away is the locally renowned Hartlebury Common, a diverse nature reserve with numerous trails, ideal for dog walking and outdoor activities.

Stourport-on-Severn town centre is just over half a mile from Endeavour Place, providing a wealth of amenities and attractions at your doorstep. The town boasts a variety of shops and supermarkets, including Tesco and Lidl, along with an excellent selection of pubs and eateries. Unique local attractions such as the picturesque canal basin and delightful riverside meadows, complete with picnic benches and children's play areas, add to the charm of this vibrant community.

Commuting from Stourport-on-Severn is highly convenient. The nearby A449 offers direct access to Worcester and the M5 motorway network, while the train stations at Kidderminster and Hartlebury provide regular services to Birmingham, London, and Worcester, making travel easy and accessible.

## Services

The property benefits from mains gas, electricity and water.

## Council Tax - Band D

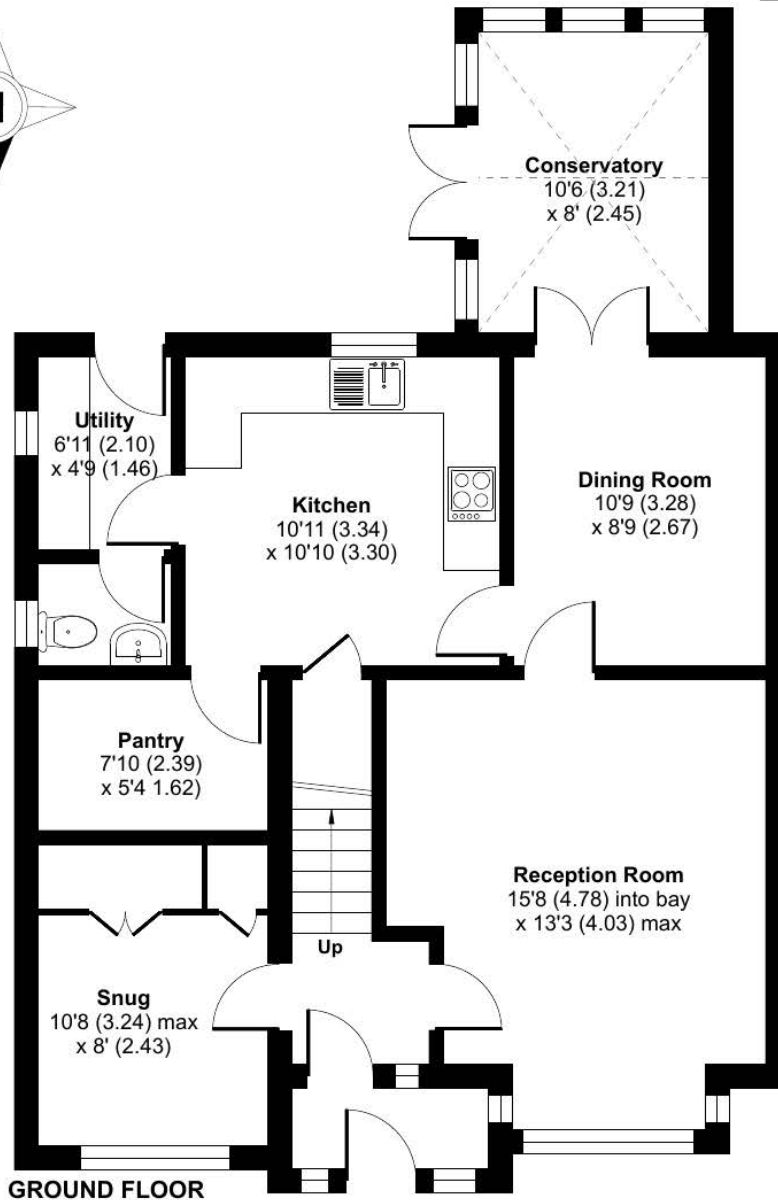




# Endeavour Place, Stourport-on-Severn, DY13

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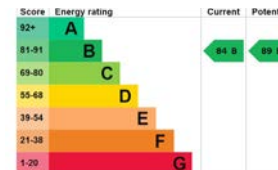
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**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1178732



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