



1a Gloucester Way

Bewdley, DY12 1QF

Andrew Grant



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Bewdley, DY12 1QF



4 Bedrooms



3 Receptions



2 Bathrooms

Freehold / 1,778 sq. ft.

KEY FEATURES:

- Refurbished
- Elevated position
- Stunning views
- Cloakroom
- Utility room
- Master with ensuite
- Gym
- Garage
- Landscaped gardens
- Plentiful parking

An impressive home, refurbished to a high specification by the current owner.

This high-quality property has been extensively modernised and refurbished to an excellent contemporary standard. Amongst the many improvements there is a fantastic, restyled bathroom, ensuite and cloakroom/WC, re-plastering of the walls and ceilings, the addition of down lighters in most rooms, re-flooring throughout much of the house, the creation of a gym in the garage and the addition of a new fireplace and entertainment unit in the living room. The property has been extended in the past, with new additions blending seamlessly with the original building to create what is now an extensive footprint of accommodation with excellent room sizes throughout.

Situation

Gloucester Way is a highly desirable road in Bewdley, enjoying a convenient cul-de-sac location within easy walking distance of the town centre, whilst also being on the cusp of delightful neighbouring countryside. The property enjoys an elevated position on the road which affords pleasant views across the rooftops to an attractive local church and the countryside beyond.



The picturesque riverside town of Bewdley is steeped in history and has so much to offer the resident in terms of amenities and attractions, with many interesting shops, a huge array of pubs and waterfront eateries, in addition to well-respected schooling and Stourport-on-Severn just minutes' away. Local attractions include the celebrated Severn Valley Steam Railway and the fantastic Wyre Forest Nature Reserve, which can be accessed from various points around the peripheries of town. For those with dogs and who love walking Gloucester Way is ideally placed, with miles of beautiful walks directly at hand from Grey Green Lane leading to nearby Trimpley and Arley.

Description

The property is approached via a three-car driveway which is laid to tarmacadam with gravelled borders. The garage has an up and over door, down lighters and a door to the house. This room is currently being used as a gym but could quite easily be reinstated.

Winding steps lead up from the parking area to a raised front terrace, which offers nice views and leads to the double-glazed front door. Once inside you are greeted by a bright and welcoming hallway with Karndean flooring, stairs rising to the first floor and doors leading to the living room and the downstairs cloakroom/WC. The cloakroom has been beautifully refitted and has Karndean flooring, tiling, fitted furniture incorporating a wash basin and low-level WC.

The bay fronted living room boasts delightful views and has down lighters, a stylish designer radiator and a contemporary fireplace incorporating a living flame gas fire and inset for a media and flat screen television. From here glazed doors flow nicely into the adjoining family kitchen which is extremely spacious and well-appointed.

The kitchen has matching wall and base units, a breakfast bar, a Rangemaster oven with an extractor above, an integrated dishwasher and a fridge. There is tiling to the floor, down lighters, and a double-glazed window to the side. Also tucked away off the kitchen is a useful recess ideal for use as a quiet study area. A square archway from the kitchen leads to an adjoining dining room/breakfast area and additional sitting room, the former having tiled flooring and double-glazed sliding doors accessing the garden.

A stairwell leads from the kitchen down to a lower ground floor utility room which has space and plumbing for appliances, a stainless-steel sink drainer and a door to the garage/gym.





First floor

The landing has down lighters and access to the loft via a hatch.

The spacious master bedroom enjoys lovely views and has down lighters, a designer radiator and a door leading to a stylish ensuite which has been refitted to a high standard. The ensuite is fully tiled and comprises a vanity unit, a black towel radiator, a double shower cubicle with a black rainfall shower, down lighters and a frosted double-glazed window.

The three remaining bedrooms are all spacious double bedrooms, which are nicely decorated and carpeted.

The family bathroom is an excellent feature, being extremely spacious and having been refitted to an exceptional standard. The bathroom features a double vanity wash hand basin unit, stylish tiles to the wall and flooring, a double shower cubicle with black surround and a shower, down lighters and a low-level WC.







Outside

There are neatly landscaped wraparound gardens with pleasant views and a secluded leafy backdrop. At the side of the property is a covered seating area, which is ideal for alfresco dining and gives way to a paved patio, which has newly laid porcelain slabs. The tiered area comprises a raised lawn, retaining walls and a top border planted with bushes and palm trees.

Services

The property has mains gas, mains electricity, mains water and broadband. Council tax band - E.



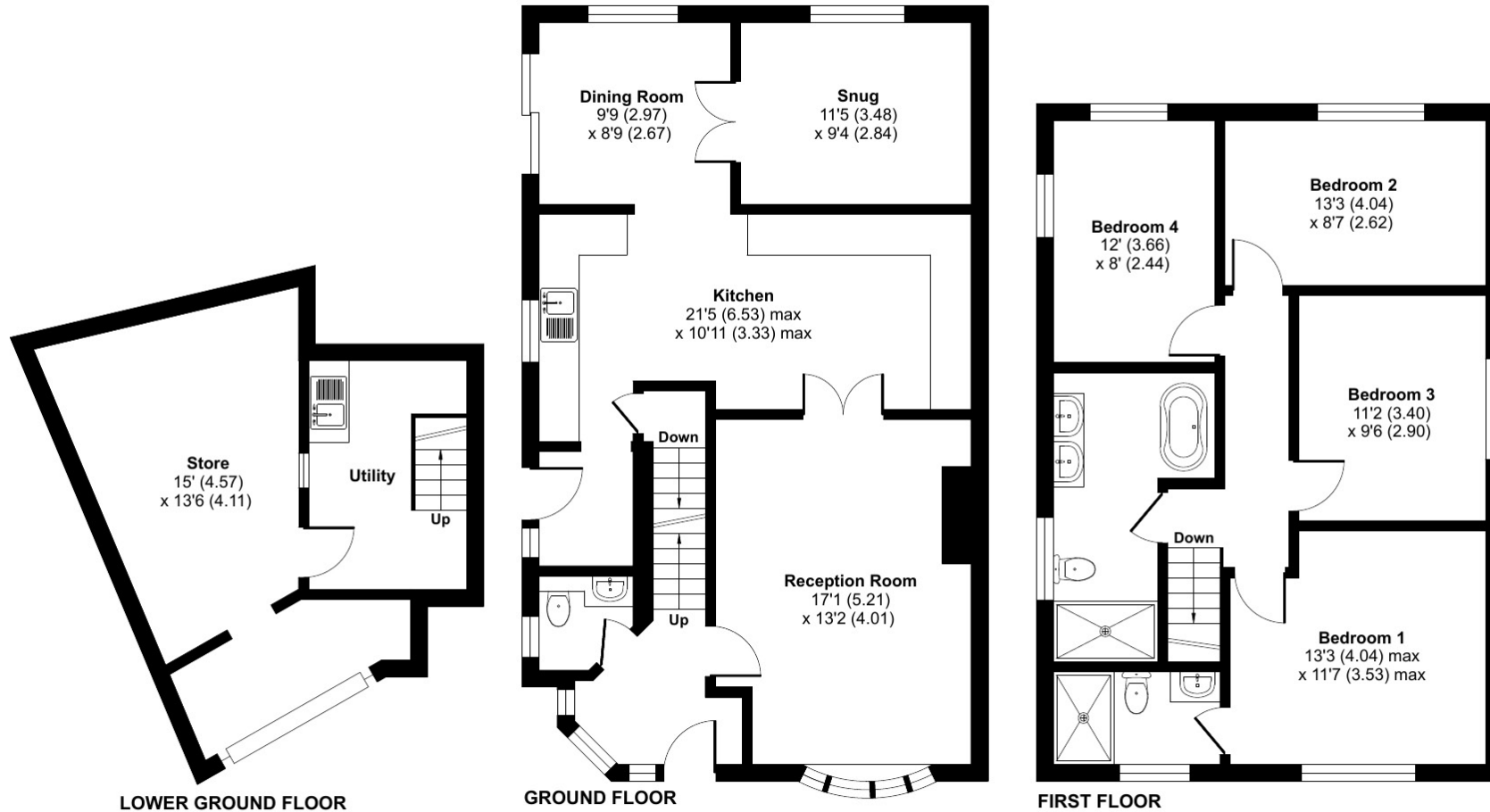




Gloucester Way, Bewdley

Approximate Area = 1778 sq ft / 165 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Andrew Grant. REF: 851197



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	85 B



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