



# 1 Heightington Place

Stourport-on-Severn, DY13 0BE

Andrew Grant



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**3 Bedrooms    1 Bathroom    1 Reception Room**

A spacious detached bungalow with excellent potential, generous gardens and garage space, all set in a popular Areley Kings cul-de-sac near Stourport..

- Spacious three-bedroom detached bungalow offering excellent potential for personalisation.
- Large reception space flowing onto the garden, ideal for family living.
- Private rear garden with paved terrace and lawned section, perfect for outdoor enjoyment.
- Ample driveway parking plus a double-length garage and useful rear store.
- Highly convenient setting near local amenities, countryside walks and excellent transport links.

This detached three-bedroom bungalow offers a spacious layout and presents a fantastic opportunity for modernisation. Situated in a peaceful cul-de-sac off Dunley Road, the property enjoys an excellent position within the sought-after village of Areley Kings. Inside, the bungalow features a generous reception room with dining area, good-sized kitchen/breakfast room, three bedrooms, a bathroom, separate cloakroom, double-length garage and additional store. The rear garden is an attractive mix of paving and lawn, providing space to relax or entertain. The property's driveway offers ample off-road parking and contributes to a wide frontage. With easy access to Stourport, Worcester and the M5, this is a wonderful location offering both rural charm and convenience.

**1163 sq ft (108 sq m)**







## The kitchen/breakfast room

The kitchen is a well-sized space fitted with cabinets and worktops, offering plenty of potential for updating to create a stylish, modern kitchen-diner. There's space for freestanding appliances, an integrated oven and gas hob and a door leading to the rear garden, providing excellent convenience for outdoor dining or entertaining.







## The dining area

The dining space sits within the expansive reception room, offering plenty of room for family meals and entertaining. A bay window brings in plenty of natural light from the front of the home.







## The living area

The living area is a generous, light-filled section of the reception room with patio doors that open directly onto the rear garden. A central fireplace provides a warm focal point, adding character and comfort to the space. The handy cloakroom is located adjacent to the living area and features a WC and wash basin, providing a useful extra facility for guests or family members. With excellent proportions and natural flow, this area offers superb potential.







## The primary bedroom

A generous double positioned at the front of the bungalow, with fitted wardrobes spanning the full length of the room and space for further furniture. This room offers a great base to refresh or modernise, turning it into a stylish master retreat.







## The second bedroom

The second bedroom is a good-sized double, set at the rear overlooking the garden. It offers flexibility for use as a bedroom, guest room or home office.





## The third bedroom

The third bedroom is a single room located at the front, ideal as a child's room, nursery, or study. With its manageable size and close proximity to the cloakroom, it presents a perfect opportunity for customisation to suit your lifestyle.





## The family bathroom

The main bathroom is centrally positioned off the hallway, providing easy access from all three bedrooms. It is a generous, well-proportioned space fitted with a bath, separate shower cubicle, WC and wash basin. This sizeable room offers a contemporary suite tailored to family needs.





## The garden

The rear garden is a private and secure outdoor space, combining paved and lawned areas for easy maintenance. There is plenty of potential for landscaping or creating dedicated seating and entertaining areas. The attached store offers additional space for storage or hobbies.







## The driveway and parking

The broad paved driveway at the front provides excellent off-road parking for multiple vehicles. With its generous width, it contributes to the property's curb appeal. The attached double-length garage offers fantastic storage or workshop space, alongside secure parking. With internal access to the rear store and through to the garden, this area presents further opportunity for conversion, depending on requirements.



## Location

Heightington Place is quietly positioned off Dunley Road in the desirable village of Areley Kings, an established semi-rural community surrounded by beautiful Worcestershire countryside. Residents enjoy the convenience of a local Co-Op store, post office, chemist, public house and a recreation field with play area, providing daily essentials within walking distance. For those who love the outdoors, there are miles of walking trails leading through Ribbesford Woods, along the River Severn and into the stunning bluebell-filled Shrawley Woods.

Just under a mile away, Stourport-on-Severn offers an array of amenities including large supermarkets, independent shops, cafés, restaurants and popular riverside attractions such as meadows and the historic canal basin.

For commuters, Worcester city centre is approximately 11 miles away, offering rail services, shopping, dining and leisure, while Junction 6 of the M5 provides convenient motorway access roughly 13 miles from the village. Whether you seek peaceful village living, outdoor recreation or easy access to larger towns and cities, Areley Kings offers an excellent balance of rural charm and connectivity.

## Services

The property benefits from mains gas, electricity, water and drainage.

## Council Tax

The Council Tax for this property is Band E





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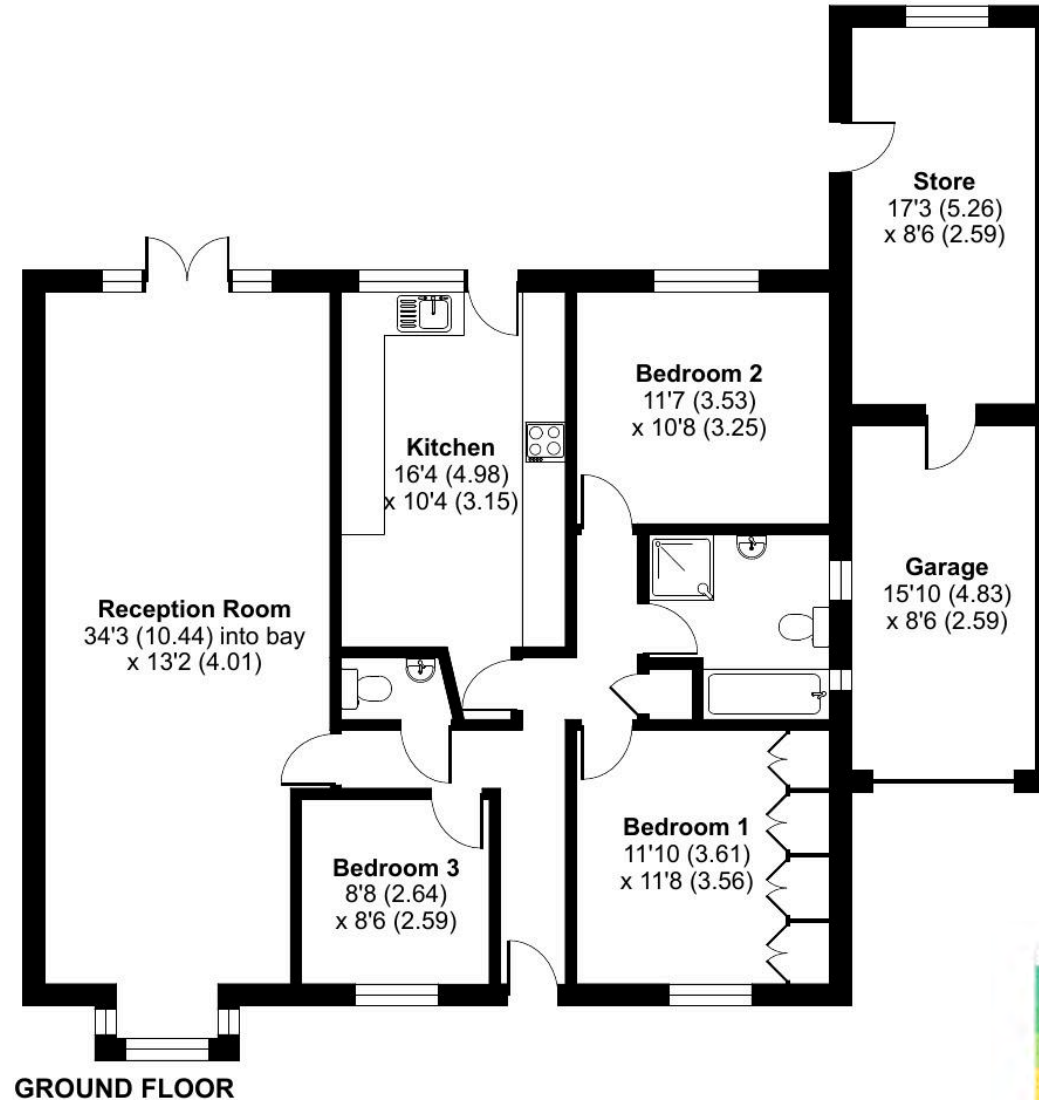
Approximate Area = 1163 sq ft / 108 sq m

Garage = 134 sq ft / 12.4 sq m

Store = 147 sq ft / 13.7 sq m

Total = 1444 sq ft / 134.1 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1285591



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