



**10 Cedar Crescent**

Kidderminster, DY11 6AQ

**Andrew Grant**



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**3 Bedrooms    1 Bathroom    2 Reception Rooms**

A spacious detached home offering generous living areas, bright interiors and inviting outdoor space, set within a peaceful residential position ideal for comfortable modern family life.

- Substantial detached property with a versatile layout.
- Light filled living areas with an extended garden room.
- Private rear garden with mature planting.
- Ample driveway parking and a useful garage.
- Well placed for amenities, schools and transport links.

This well proportioned detached home at 10 Cedar Crescent provides a thoughtfully arranged layout that suits modern family living. The ground floor offers a collection of connected rooms that create a sense of space and flexibility, including a broad open plan living area, a bright kitchen and an extended garden room that opens directly to the garden. A practical utility area, conservatory and cloakroom complete the downstairs accommodation. Upstairs features three comfortable bedrooms and a well sized bathroom. Each room feels pleasantly private, supported by good natural light and a practical arrangement around the central landing. The property also includes a separate outbuilding containing a workshop, store and garden store, offering valuable additional space for hobbies or storage. The rear garden is an attractive outdoor area with a patio, planting and space for seating. The driveway and garage at the front ensure convenient parking options. Throughout, the property presents a home that is ready to enjoy while offering scope for personal touches in the future. Its position within a quiet residential setting enhances its appeal, providing a balanced lifestyle close to local amenities and greenery.

**2014 sq ft (187.1 sq m)**





## The kitchen

The kitchen provides an impressive and highly functional setting designed to support everyday cooking and entertaining with ease. Its thoughtful arrangement includes extensive cabinetry and generous work surfaces positioned along both sides of the room, creating an efficient environment for preparation and storage. The layout naturally guides movement towards the garden room, enhancing the sense of flow through the home and allowing the space to feel open and inviting.







Well placed lighting ensures the room remains bright throughout the day and highlights the practical features, including the range cooker and the traditional sink set beneath a tiled splashback. The adjoining utility area offers further practicality and keeps household tasks organised. Overall the kitchen presents a well considered and appealing space that supports family life and encourages enjoyable time spent cooking and gathering.







## The living and dining room

The living room and dining room form an expansive open plan space that creates an inviting setting for family life and entertaining. The generous layout encourages a natural flow between areas, allowing each part of the room to feel connected while still offering defined zones for dining, relaxation and social gatherings. Wide glazing draws in excellent natural light and frames views of the garden, creating an uplifting atmosphere throughout the day.





A feature fireplace provides an attractive focal point and adds character to the space, enhancing the sense of warmth. Multiple access points to the outdoors strengthen the link with the garden and make the room well suited to year round enjoyment. The proportions of the space support a variety of arrangements, giving buyers the freedom to shape the layout to suit their lifestyle. This is a highly appealing central hub of the home that encourages comfortable everyday living and memorable occasions.





## The garden room

The garden room offers a bright and uplifting space with full height glazing that frames views of the garden and encourages a strong connection to the outdoors. Its vaulted ceiling with exposed beams enhances the sense of openness, while doors at both ends provide easy access to the rear garden and the neighbouring living areas. This is an appealing and versatile room that suits relaxation, everyday use and quiet moments overlooking the greenery.







## The conservatory

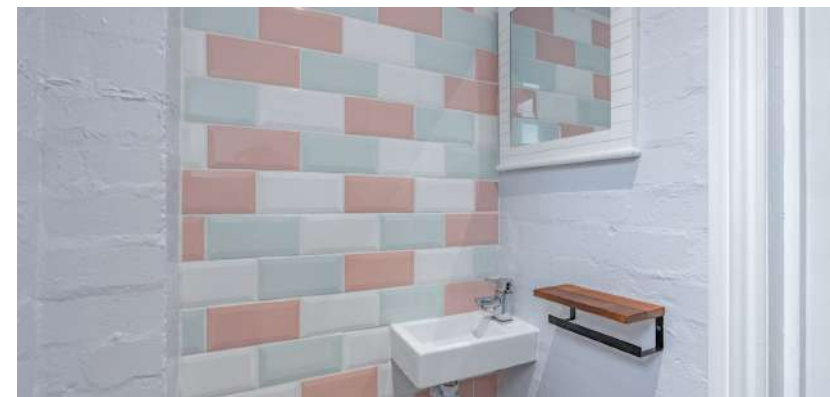
The conservatory provides a peaceful connection to the garden and creates an inviting retreat that can be enjoyed throughout the year. Generous glazing draws in natural light and gives a clear outlook over the outdoor space, enhancing the sense of calm within the home. A sliding door opens directly to the patio which is ideal for relaxed moments outside or an easy flow when entertaining.





## The cloakroom

The cloakroom presents a practical ground floor facility positioned close to the utility area, making it ideal for busy households and visiting guests. It includes a well arranged layout with a WC and a wash basin, supported by a window that provides natural light and ventilation. Its location beside the utility area enhances daily convenience by keeping essential amenities together. This thoughtful addition contributes to the overall functionality of the home and supports effortless everyday living.







## The hallway

The hallway provides an inviting entrance to the home with a well arranged layout that allows easy movement between the main living areas. It includes a useful storage cupboard and leads directly to the staircase and the ground floor rooms. Access to the utility area is positioned conveniently from here, supporting the practical flow of the house. This welcoming space sets the tone for the property and delivers a strong first impression.





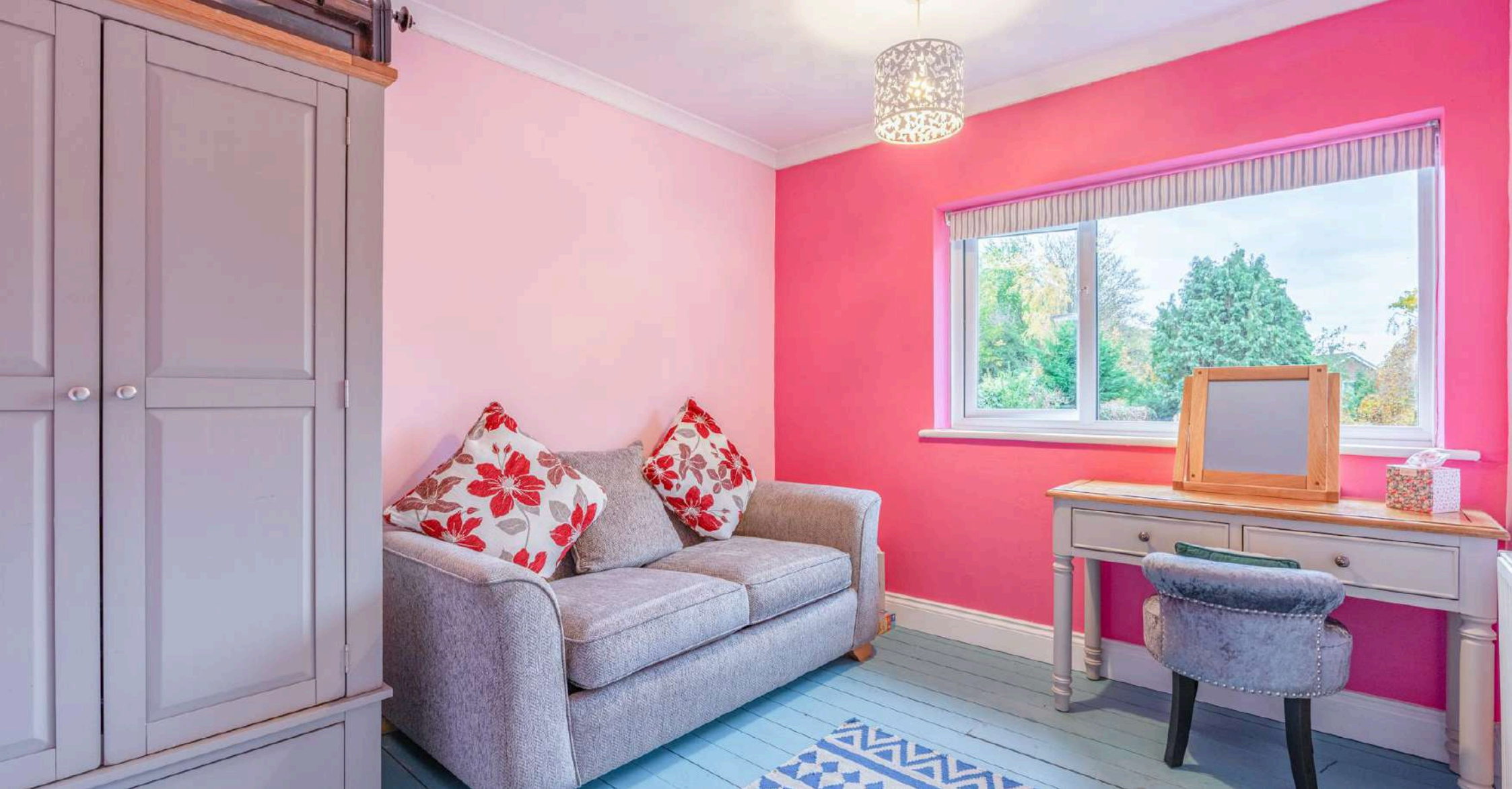


## The primary bedroom

The primary bedroom presents a generous and peaceful retreat positioned at the front of the first floor. Its well proportioned layout offers an excellent sense of space with room for a full bedroom arrangement and further pieces as required. A wide window brings in natural light and provides a pleasant outlook. This inviting room creates a calm environment that suits restful nights and relaxed morning routines while offering the flexibility to personalise the space to individual needs.







## The second bedroom

The second bedroom provides a comfortable and well arranged space that suits a variety of uses. A wide window brings in natural light and offers a pleasant outlook towards the garden. Its proportions allow for a full bedroom setup or an alternative purpose such as a study or hobby room. Positioned off the central landing, it forms a practical and appealing room that supports both everyday living and flexible family needs.





## The third bedroom

The third bedroom offers a bright and practical space that suits a range of purposes. A window overlooking the garden introduces natural light and creates a pleasant outlook. Its layout works well as a comfortable bedroom or an ideal study for those who work from home. Positioned off the landing alongside the other bedrooms, it provides a useful and versatile room that enhances the overall flexibility of the first floor.





## The family bathroom

The family bathroom presents an inviting and restful environment designed to cater for everyday routines with ease. It features a well arranged layout that includes a freestanding bath, a walk in shower and a pedestal wash basin, complemented by a WC. The room is finished with practical tiling that enhances durability and enriches the sense of comfort. A window provides natural light and ventilation, creating a pleasant atmosphere throughout the day.

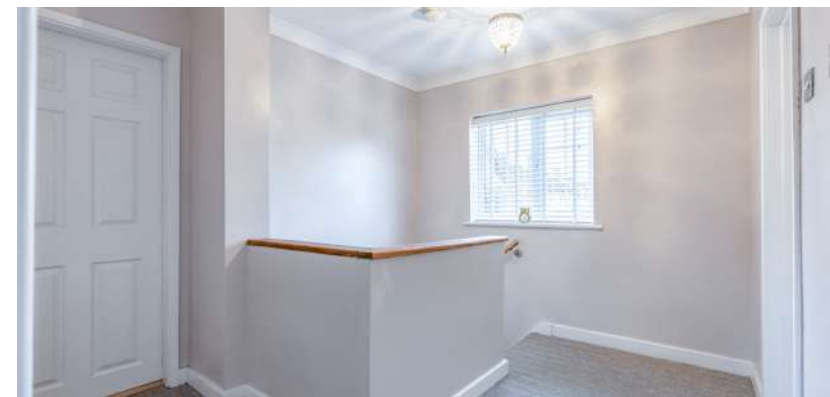






## The landing

The landing provides a generous central space that links all first floor rooms and enhances the flow of the home. A window draws in natural light which adds to the welcoming feel of this area. There is straightforward access to the family bathroom and all three bedrooms, making daily routines convenient. The position of the staircase creates an open approach to the landing and contributes to the sense of ease when moving between floors.







## The garden

The garden forms an impressive and tranquil setting that greatly enhances the appeal of the property. Extending to around one third of an acre, the plot is unusually large for a suburban location and provides a remarkable sense of space and privacy. A generous stretch of lawn is framed by mature trees, established planting and natural screening, creating a sheltered environment that feels wonderfully secluded.





A natural pond with a gentle waterfall sits close to the patio end of the garden, offering an attractive focal point that can be enjoyed directly from the windows of the living area. The water feature is surrounded by shaped borders, mixed shrubs and pockets of seasonal planting, drawing wildlife into the garden and adding interest throughout the year.







A series of winding pathways leads through varied areas of planting, including lightly wooded sections, rockery-style beds and more open borders. These routes provide changing viewpoints and make the garden enjoyable to explore. Several tucked-away seating spots can be found throughout, offering quiet places to sit beneath the trees or to take in views across the pond and lawn.





Towards the far end of the garden, there is space formerly used for productive growing, along with a greenhouse and additional outbuildings that offer useful options for storage or gardening enthusiasts. The paved terrace beside the house provides a practical area for outdoor dining or relaxed moments overlooking the garden. Together, the scale, maturity and variety of the outdoor space create a standout feature of the home, offering both everyday enjoyment and exceptional potential.









## The driveway and parking

The property is approached via a generous driveway that offers excellent parking provision for several vehicles. Its wide layout ensures convenient access to the front entrance and the attached garage, creating a practical setting for both residents and visitors. The arrangement of the driveway enhances the sense of arrival and contributes to the welcoming first impression of the property.





## Location

10 Cedar Crescent is situated within a well regarded residential area of Kidderminster, offering a balance of convenience and calm surroundings. The local neighbourhood provides easy access to everyday amenities including supermarkets, independent shops and leisure facilities. Schools for different age groups are within reach, making the property suitable for families seeking nearby educational options.

Kidderminster town centre offers further retail choices, cafés and essential services. The nearby road network ensures straightforward travel to surrounding areas, while Kidderminster railway station provides direct connections to Birmingham, Worcester and beyond. Regular bus services add further flexibility for local journeys.

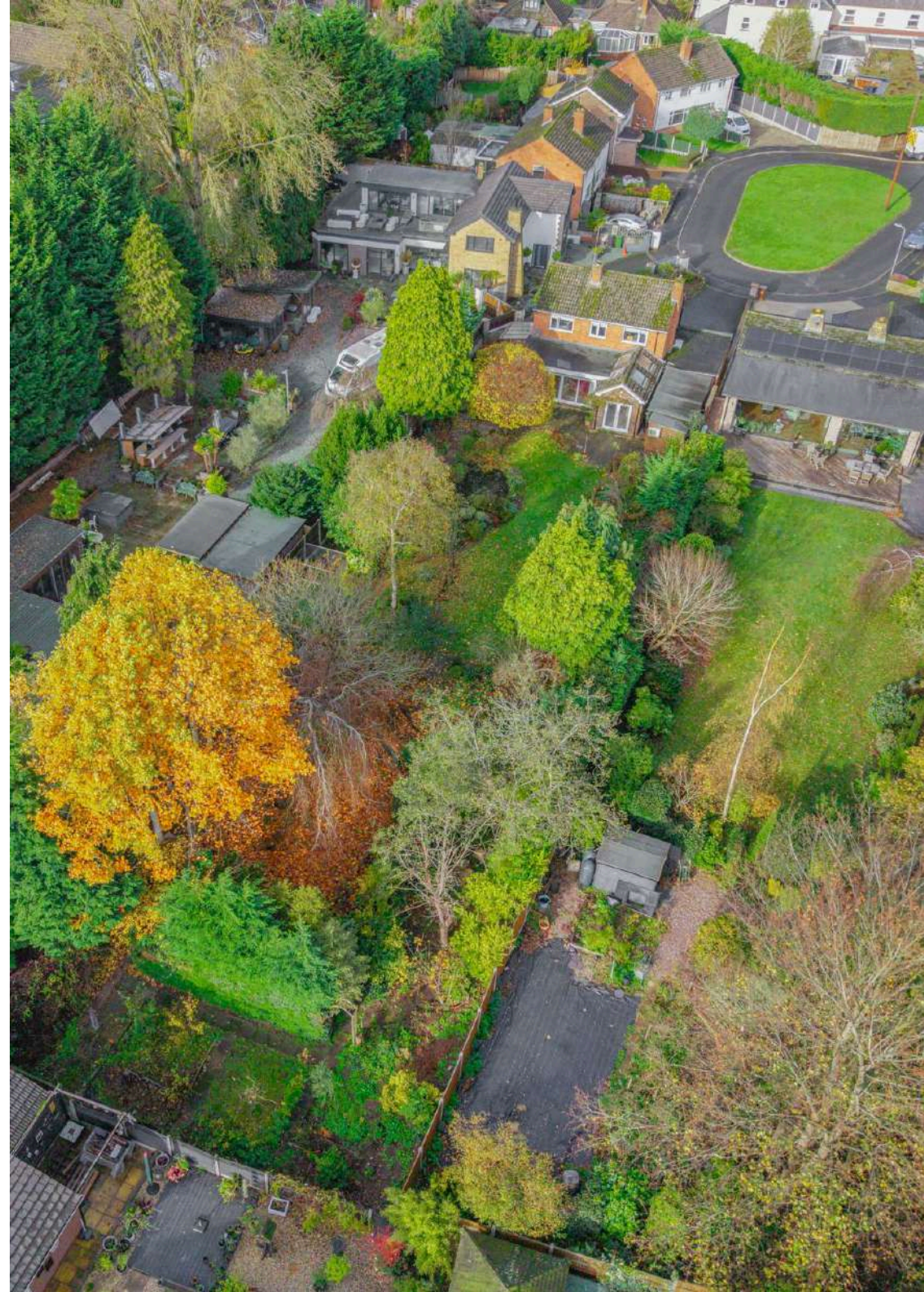
Green spaces and parks can be found in and around the town, offering opportunities for walking, exercise and outdoor leisure. The wider Worcestershire countryside is also close by, giving residents the chance to enjoy scenic landscapes and rural attractions. Overall the location presents a convenient base with strong transport links and a friendly community atmosphere, supporting a balanced lifestyle for a variety of buyers.

## Services

Services are TBC.

## Council Tax

The Council Tax for this property is Band E.



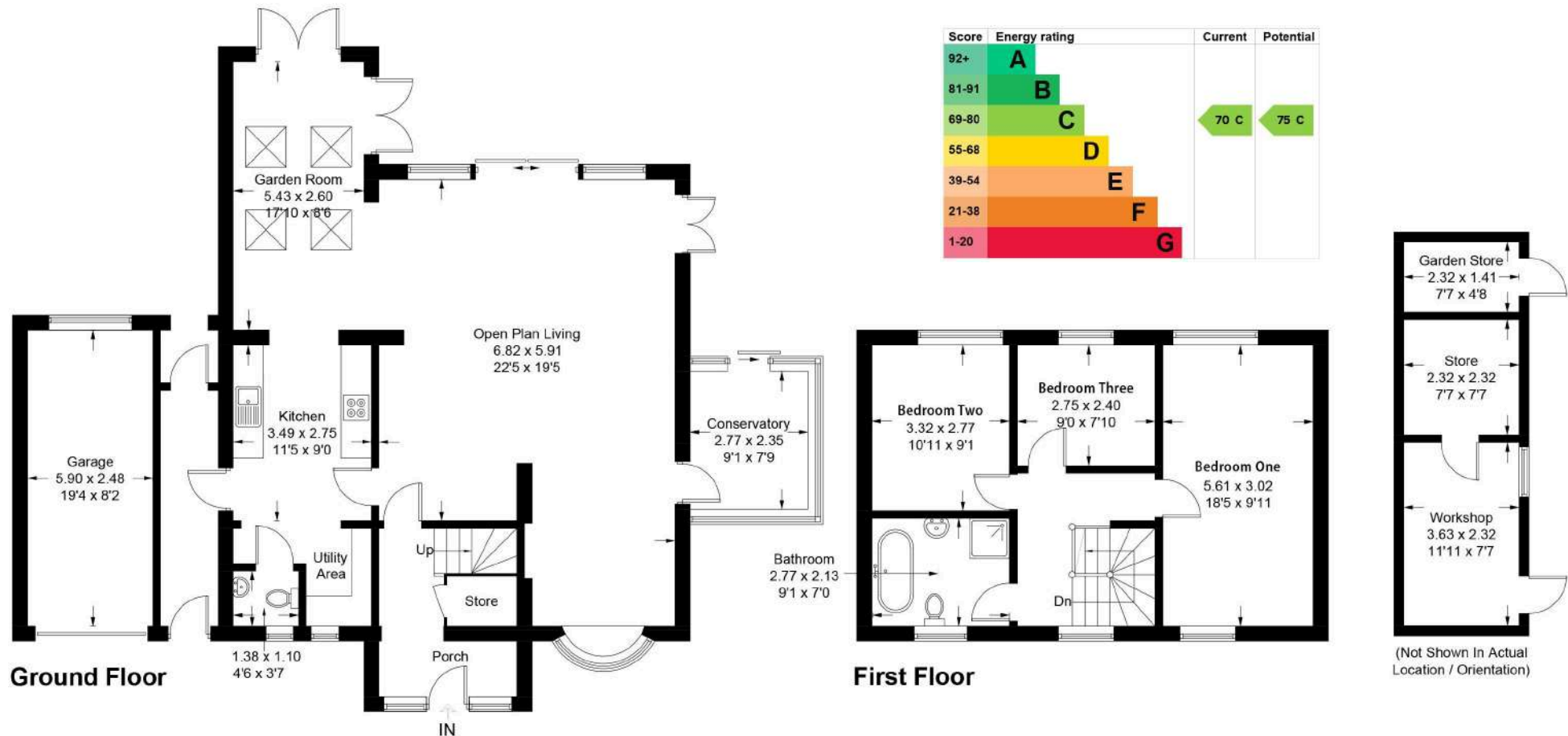


# 10 Cedar Crescent, Kidderminster, DY11 6AQ

Approximate Gross Internal Area = 154.8 sq m / 1666 sq ft

Garage & Outbuilding = 32.3 sq m / 348 sq ft

Total = 187.1 sq m / 2014 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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





Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)