



19 Muskoka, Bewdley, Worcestershire, DY12 2BJ

BERRIMAN
EATON

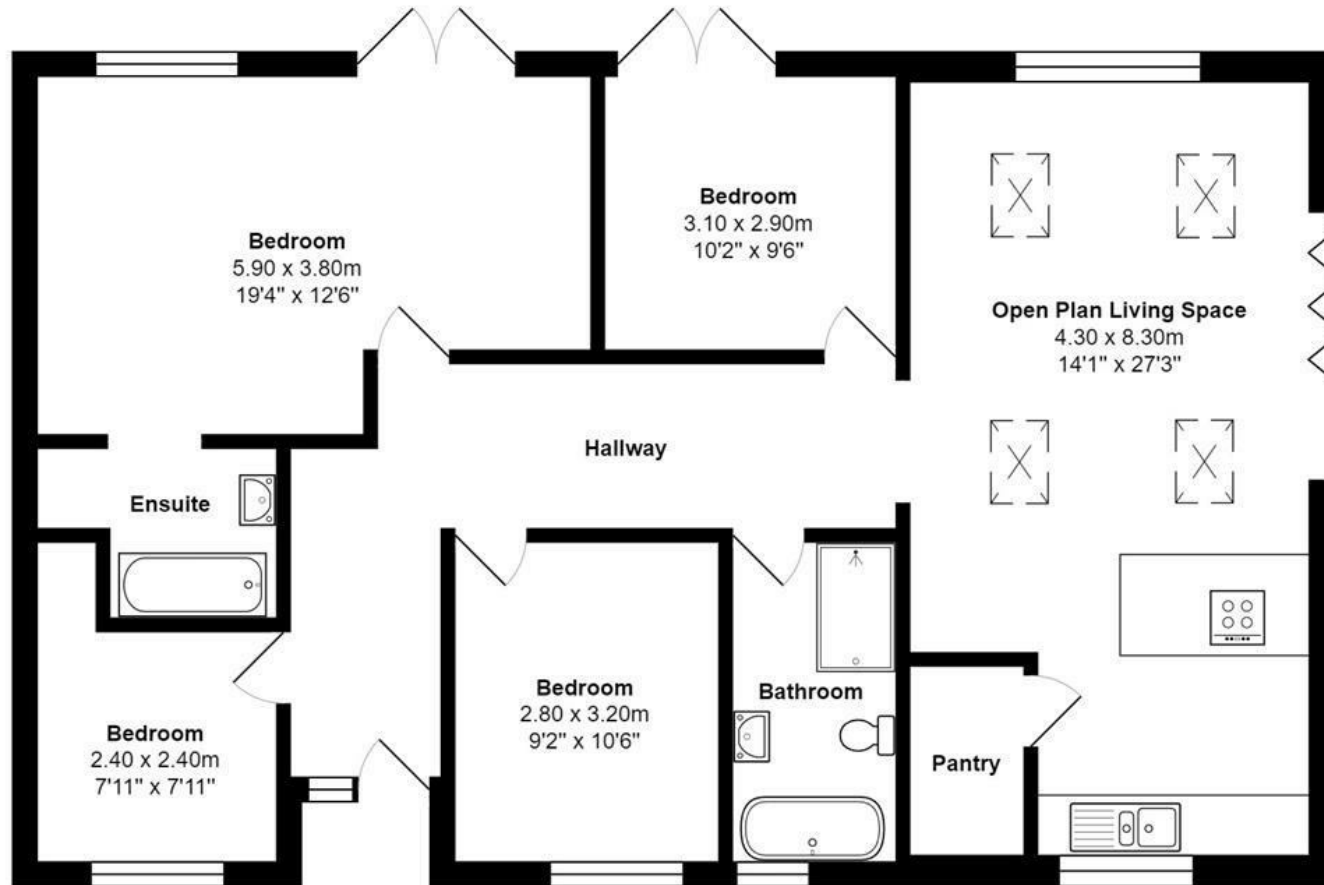




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Recently renovated and remodelled this extended 4 bedroom bungalow offers stylish and flexible contemporary accommodation at the head of a cul de sac with walking distance of the charming town of Bewdley.

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Total Approx Area: 102.0 m² ... 1098 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

LOCATION

The historic town of Bewdley offers excellent shopping, restaurants and schools in a wonderful position beside the River Severn. It is also home to one of the stations for the Severn Valley Steam Railway. Worcester is to the South east and has all that would be expected of a cathedral city including a wide range of shops and services, excellent schooling in both the private and state sectors. Premiership Rugby, County Cricket and Horse Racing on the banks of the River Severn. Regular trains run from Kidderminster, Droitwich and Worcester and will connect to Birmingham and London. The surrounding landscape is characterised by woodland, valleys and rolling hills with impressive views. Local beauty spots including Trimley reservoir, the historic village of Arley and Habberley Valley can be found nearby.

DESCRIPTION

The property has been subject to a complete renovation over the last 2 years and offers a wonderful opportunity to enjoy all the benefits of a "brand new home". The windows and doors have all been replaced, there is a new Worcester Bosch boiler, new central heating and pipework throughout, new roof tiles and breatheable lining, new kitchen and bathrooms, new solid wood internal doors, new gravel driveway and new decking to the rear. Designed for modern day living there is a large social space and flexibility within the remainder of the accommodation to create a snug/office if preferred.

ACCOMMODATION

The bungalow sits behind an in/out gravelled driveway with parking for a number of cars. There is outside lighting and an enclosed porch area with entrance door which opens to the Reception Hall with laminate flooring.

An impressive new extension with valuted ceiling to the side of the bungalow has created a large open plan living/dining/family room, flooded with natural light and opens onto the side garden via bi-fold doors. A wonderful light and social space perfect for entertaining, the kitchen is fitted with a range of contemporary grey cabinets which incorporate a Neff self cleaning oven, Neff induction hob, and built in fridge freezer, to the side of the kitchen a laundry area has space for a dishwasher and washer/dryer with further wall cabinets.

The Master Bedroom has doors opening to the raised deck area and a stylish en suite with freestanding bath. There are three other bedrooms, one of which also has double doors to the garden, this would make a lovely snug or home office. The main bathroom features a freestanding bath and double shower cubicle.

OUTSIDE

The garden to the rear is tiered and designed for ease of maintenance with several decked areas perfect for al fresco dining, the elevated position enjoys views across Bewdley. To the side of the house there is a lawned area off the kitchen/dining/family room. There is outside lighting all around the bungalow.

Find and navigate to the exact location of this property by searching its 3 word address [stint.surprised.hologram](https://stint.surprised.hologram.com/products/what3words-app/) using the <https://what3words.com/products/what3words-app/>

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows four of the main providers have likely coverage indoor and out

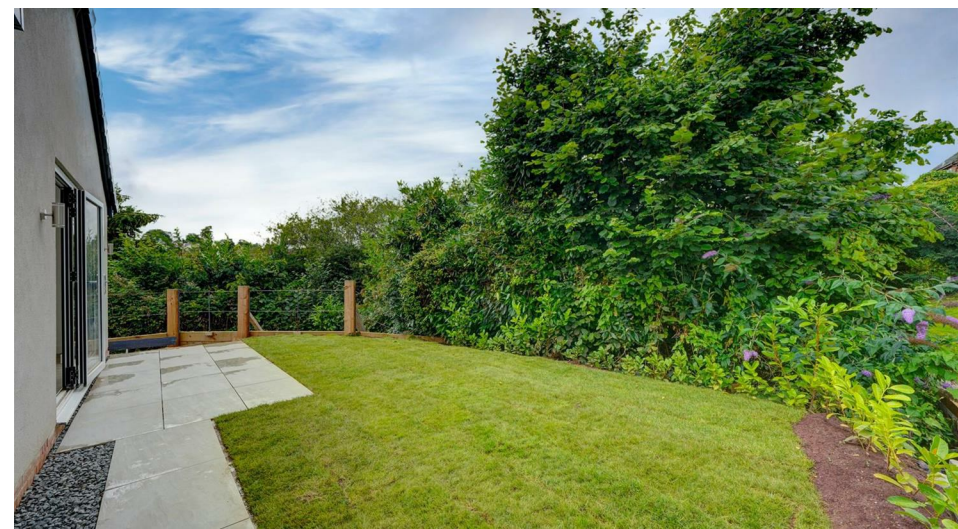
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

£440,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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