



Connells

Watt Court
Stourport-On-Severn



Property Description

Well-presented and spacious property situated in an ideal location for local amenities and within walking distance to Stourport Town. Schools nearby including Stourport High School and Stourport Primary School.

This property comprises an entrance hall, ground floor WC, lounge, dining room, kitchen with utility, master bedroom with en-suite, three further bedrooms and a shower room. Gas central heating and double glazing throughout.

Externally, Watt Court benefits from a driveway to the front providing off-road parking and a very well-maintained garden to the rear.

Front Elevation

Large block paved driveway to the front providing off-road parking for multiple cars, access to the carport and gated side access to the rear garden.

Entrance Hall

Welcoming entrance hall having a staircase to the first floor, ceiling light point and a double glazed window to the front. Doors off to WC and lounge.

Cloakroom

Comprising a WC and wash hand basin with a tiled splashback. Fitted carpet, ceiling light point and a wall-mounted fuse box.

Lounge

21' 2" x 12' 7" (6.45m x 3.84m)

Spacious lounge boasting a gas fire with surround, fitted carpet, panelled radiator and a television point. Two ceiling light points and a double glazed bay window with fitted seating to the front.

Dining Room

9' 8" x 9' 7" (2.95m x 2.92m)

Offering wooden flooring, panelled radiator and a pendant style light fitting. Space for a table and chairs and double glazed sliding doors to the rear.

Kitchen

10' 4" x 9' 7" (3.15m x 2.92m)

Fitted kitchen offering a range of wall and base units and work surfaces. Integrated eye-level oven and grill, fitted gas hob and sink and drainer unit. Space and plumbing for a washing machine, partially tiled walls, ceiling light point and a double glazed window to the rear. Door through to:-

Utility Room

7' 4" x 4' 9" (2.24m x 1.45m)

Additional space having space and plumbing for a washing machine and an inset sink and drainer unit. Door leading to car port.

First Floor Landing

Staircase up from the entrance hall having fitted carpet, ceiling spotlights and two storage cupboards. Doors off to bedrooms and shower room.

Bedroom One

12' 7" x 9' 7" (3.84m x 2.92m)

Spacious double bedroom having fitted mirror fronted sliding wardrobes, fitted carpet, panelled radiator and a ceiling light point. Double glazed window to the rear.

En-Suite

Comprising a WC, wash hand basin and a walk-in shower cubicle with glass screen. Panelled radiator, tiled walls and flooring and a ceiling light point.

Bedroom Two

10' 5" x 9' 7" (3.17m x 2.92m)

Second double bedroom having fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the front.

Bedroom Three

10' 1" x 8' 6" (3.07m x 2.59m)

Having fitted carpet, panelled radiator and a ceiling light point. Double glazed window to the rear.

Bedroom Four

10' 1" x 6' 7" (3.07m x 2.01m)

Having fitted carpet, a panelled radiator and a ceiling light point. Double glazed window to the front.

Shower Room

Spacious suite comprising a wash hand basin, low flush WC and walk-in shower cubicle with glass screen. Tiled walls and flooring, ceiling light point and a panelled radiator.

Outside

Rear Garden

Stunning and well-maintained rear garden boasting a patio, garage access to the side and a small lawn beyond.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

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Tenure: Freehold



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