



**Connells**

Moorhall Lane  
Stourport-On-Severn





## Property Description

Very well-presented family home situated in a quiet area, with local amenities within Stourport Town and local schools just a short walk away! On approach, a walled front garden with a lawn and pathway lead to the main entrance. Stepping inside, a spacious hallway greets you, with doors leading off an impressively sized lounge/diner, a large kitchen/diner and utility room. To the first floor, you will find three good sized bedrooms and family bathroom. Gas central heating and double glazing throughout. Externally, Moorhall Lane benefits from an enclosed rear garden, with access to the front of the property via a gate, and access to the detached garage to the rear of the property via a gate.

## Agent Notes

'After a recent survey of the property, closed cell sprayfoam loft insulation had been detected. This has now been removed by 'Homefixology' who have supplied a certificate of removal. Please ask the branch for any further questions.'

## Front Elevation

Small wall boundary surrounding the front garden, with a neat lawn and pathway leading to the front door. Shrubbery and hedges planted around the edge of the lawn. Gated access leading into the rear garden.

## Entrance Hall

Welcoming hallway offering wooden flooring, panelled radiator, ceiling light point and a staircase to the first floor. Double glazed windows and door to the front.

## Lounge / Diner

23' 2" x 12' 4" ( 7.06m x 3.76m )

Impressively sized living area offering both lounge and dining room space. A stunning log burner sits in the lounge, with fitted carpet, ceiling and wall lighting and a double glazed bay window to the front. Dining area with fitted carpet, panelled radiator, ceiling and wall lighting and double glazed sliding doors into the kitchen.

## Kitchen / Diner

19' 6" x 14' 7" ( 5.94m x 4.45m )

Fitted kitchen offering a range of wall and base units and work surface space. Inset sink and drainer unit, space for a cooker with extractor fan above and under-counter space for a fridge. Large dining space with double glazed patio doors opening into the garden. Vinyl flooring, two ceiling light points and two panelled radiators.

## Utility Room

8' 3" x 8' 1" ( 2.51m x 2.46m )

Additional kitchen space offering plumbing for a washing machine and tumble dryer, wash hand basin and WC. Ceiling light point and a double glazed frosted window and door to the side.

## First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, ceiling light point and a double glazed window to the side. Ceiling loft access via a pull down ladder which has been boarded, electrics fitted and a velux window, creating a great storage space.

### Bedroom One

11' 4" x 11' 1" ( 3.45m x 3.38m )

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

### Bedroom Two

11' 4" x 11' 1" ( 3.45m x 3.38m )

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

### Bedroom Three

8' 5" x 6' 8" ( 2.57m x 2.03m )

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

### Bathroom

White suite comprising a wash hand basin, WC, panelled bath and separate shower cubicle. Tiled walls, laminate flooring, ceiling spotlights and a double glazed frosted window to the rear.

### Outside

### Rear Garden

Spacious and neatly kept garden offering a patio area with lawn laid beyond. Gravelled

area to the side of the property with planted shrubs, a barked area with a greenhouse and a block paved area leading to the rear gate.

### Garage

Fantastic additional storage space with a pedestrian door to the side from the garden and an up and over door to the front from the rear of the property.

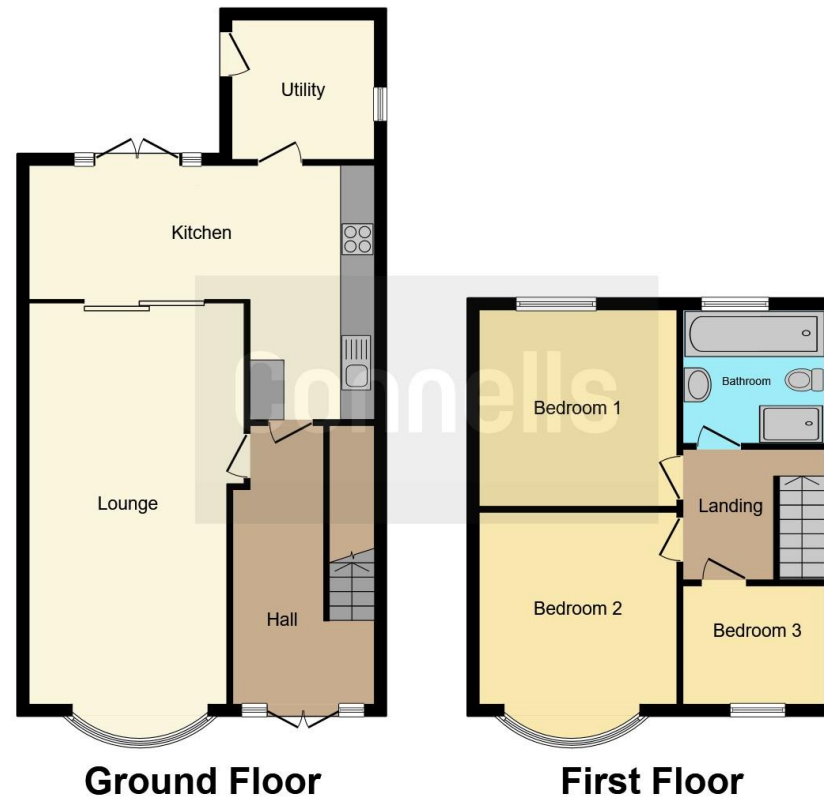












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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