



**Connells**

Evergreen Way  
Stourport-On-Severn



### Property Description

An impressively presented double fronted family home sitting on a popular residential estate, less than 2 miles away from Stourport Town. On approach, you will be greeted with a neatly paved pathway up to the front door, with neatly laid stoned areas either side with small hedge borders. Stepping inside the property, a spacious entrance hall with an open staircase welcomes you. The dining room sits to the side of the hall, while the front-to-back lounge sits to the other side. An impressive kitchen/breakfast is found at the rear of the property, boasting a utility room and cloakroom.

On the first floor, you will find a master bedroom with en-suite, three further good sized bedrooms and a family bathroom.

Externally, this beautiful family home offers a ready-to-use rear garden, perfect for outdoor dining and entertaining! A detached double garage sits to the rear of the garden with access from the rear of the property and through the garden.

### Front Elevation

An impressively presented double fronted family home with small, hedged stoned areas to the front with a paved path leading to the main entrance. Access to the rear garden to the side and off-road parking found to the rear with access to the detached garage.

### Entrance Hall

In from the front elevation into the entrance hall, with a stunning balustrade staircase rising to first floor, ceiling light point, double doors to lounge, door to under stairs storage cupboard and doors to dining room, WC and kitchen. Tiled flooring, ceiling spotlights and a panelled radiator.

### Dining Room

11' 4" x 10' 10" ( 3.45m x 3.30m )

A stunning family dining room with fitted carpet, ceiling light point, panelled radiator and ample space for a dining table and chairs. A double glazed window to the front.

### Lounge

21' 7" x 11' 2" ( 6.58m x 3.40m )

An impressively sized lounge, perfect for entertaining and cosy nights in! Boasting double glazed patio doors to the rear into the garden and a double glazed window to the front, this room is filled with natural lighting, creating a spacious and airy feel. Fitted carpet, two ceiling light points and two panelled radiators.

### Kitchen / Breakfast

15' 11" x 9' 10" ( 4.85m x 3.00m )

A culinary enthusiasts dream! This contemporary fitted kitchen has everything needed for a family kitchen, boasting a range of wall and base units, integrated oven and grill, inset 4-ring gas hob with extractor fan fitted above, inset sink and drainer unit, integrated fridge freezer and dishwasher and a pantry cupboard. Tiled splashbacks and flooring make for easy cleaning, ceiling spotlights, and a panelled radiator. Breakfast area with space for a table and chairs, a pendant style light fitting and double glazed patio doors as the back drop, creating a bright and fresh space. A door leads through to the utility room.

### Utility Room

7' 9" x 4' 5" ( 2.36m x 1.35m )

A brilliant additional kitchen space, housing the plumbing for a washing machine, space for tumble dryer and wall-mounted central

heating boiler, additional sink and drainer unit and extra wall and base units. Tiled floor and partially tiled walls, ceiling light point and a door leading into the rear garden.

### Cloakroom / WC

White suite comprising a low level WC and wash hand basin. Partially tiled walls, tiled flooring, panelled radiator and a ceiling light point. Double glazed frosted window to the rear.

### First Floor Landing

A sweeping staircase up from the entrance hall, onto a spacious first floor landing having fitted carpet, an airing cupboard, access point to loft and a ceiling light point. Doors off to bedrooms and family bathroom.

### Master Bedroom

11' 7" incl fitted wardrobes x 10' 10" ( 3.53m incl fitted wardrobes x 3.30m )

Spacious double master bedroom boasting two fitted wardrobes, fitted carpet, panelled radiator, ceiling light point and a double glazed window to the front. Door leading through to the en-suite.

### En-Suite

White suite comprising a wash hand basin, low level WC and a walk-in shower cubicle. Partially tiled walls, vinyl flooring, ceiling spotlights and a panelled radiator.

### Bedroom Two

11' 8" x 11' 2" ( 3.56m x 3.40m )

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

### Bedroom Three

10' 10" x 7' 7" ( 3.30m x 2.31m )

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

### Bedroom Four

10' 9" x 9' 7" ( 3.28m x 2.92m )

Currently utilised as an office space, fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the rear.

### Family Bathroom

A spacious bathroom, perfect for unwinding in at the end of the day! White suite comprising a wash hand basin, low level WC and a panelled bath with a shower over. Tiled flooring, partially tiled walls, ceiling light point and a panelled radiator. Double glazed frosted window to the rear.

### Outside

### Rear Garden

An enclosed south facing garden perfect for outdoor entertaining! Boasting a patio area out from the lounge, with a decking area to the side made for outdoor seating and a shaped lawn with floral borders. Access to the garage at the rear via a double glazed door and gated side and rear access to the property.

### Double Garage

16' 7" x 15' 3" ( 5.05m x 4.65m )

Having an up and over door, access from the rear of the property. Perfect for additional storage, with power and lighting and a double glazed door into the garden.





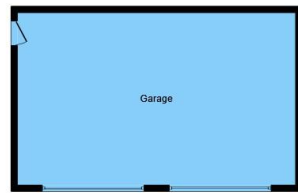




**Ground Floor**



**First Floor**



**Garage**

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**EPC Rating: A**

Tenure: Freehold

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