



**11a Wannerton
Road, Blakedown,
Kidderminster,
Worcestershire,
DY10 3NG**

Guide Price £775,000



**WALTON
&
HIPKISS**

11a Wannerton Road
Blakedown
Kidderminster
DY10 3NG



Situated in the highly sought-after village of Blakedown, this impressive detached family home offers four double bedrooms and spacious, modern accommodation throughout. Enjoying a peaceful edge-of-countryside setting, the property is within easy reach of Blakedown Train Station, local schools, village pubs and amenities.

The ground floor features a welcoming reception hall with underfloor heating, a cloakroom, study/playroom, spacious sitting room overlooking the rear garden, and a stunning contemporary kitchen with quartz worktops, a central island, breakfast bar and integrated appliances. A separate dining room, utility room and a versatile additional room, ideal as a gym, hobby room or garden room, complete the accommodation.

Upstairs, the principal bedroom benefits from a walk-in wardrobe and en-suite, while three further double bedrooms all include fitted wardrobes. A well-appointed family bathroom offers a bath, separate shower and twin wash basins.

Outside, the property boasts a double garage, store room and driveway parking. The generous rear garden features a patio, lawn and an impressive outbuilding with French doors, built-in bar, heating, electrics and WC, making it ideal as an entertaining space, home office or gym.

A fantastic opportunity to purchase a spacious family home in a desirable cul-de-sac. Early viewing is highly recommended.

EPC Rating: D

Sitting Room

19'11" max x 12'11" max

The sitting room is a generous space measuring 19'11" by 12'11" at its maximum points. It offers ample natural light through two windows and features a tasteful fireplace, creating a warm and inviting atmosphere. The room's layout allows for flexible furniture arrangements, perfect for relaxing evenings or entertaining guests.

Kitchen

14'05" max x 12'11" max

This kitchen is fresh and modern, fitted with cream cabinetry and complemented by a central island that provides useful preparation space and casual dining with two contemporary bar stools. Light wood flooring runs throughout and the room benefits from multiple windows that brighten the space. Integrated appliances blend seamlessly into the design, while granite countertops add a touch of sophistication.

Dining Room

13'11" x 11'09"

The dining room offers a bright and practical space with natural light flowing in through a window and access into the kitchen. The room comfortably fits a large dining table, making it well suited for family meals or entertaining.

Utility Room

13'02" max x 5'10" max

A practical utility room is fitted with work surfaces and ample storage, including space for laundry appliances. The room has a rear door allowing direct access outside, and a window ensures plenty of natural light during the day.

Study

12'11" x 9'10"

This well-proportioned study provides a quiet spot for work or hobbies. It benefits from a window that lets in natural daylight and features wood-effect flooring and neutral walls, ensuring a calm, versatile space.

Hall

The hall is bright and welcoming with white tiled flooring and recessed lighting. It features a modern staircase with glass and metal balustrades leading to the first floor, creating a stylish entrance space with easy access to the ground floor rooms and stairs.

Double Garage

This impressive double garage offers generous space for vehicles or additional storage and includes a store room. It benefits from internal access via the utility room and external doors to the rear and side, providing practical convenience.



Bedroom 1

16'06" x 12'11"

The master bedroom is a spacious retreat measuring 16'06" by 12'11". It features a large window that floods the room with natural light and includes a fitted wardrobe area and an en-suite bathroom, offering privacy and comfort.

Bedroom 3

12'11" x 12'11"

This bedroom is a bright and comfortable space measuring 12'11" by 12'11" with a window that overlooks the garden. It includes fitted wardrobes and has enough room for a variety of furniture.

Bedroom 2

12'01" x 12'0"

Bedroom 2 offers a well-sized room with a large window letting in plenty of daylight. Measuring 12'01" by 12'0", the space is ideal for a double bed and includes neutral decor.

Bedroom 4

12'5" x 12'0"

Bedroom 4 is a versatile bedroom, measuring 12'5" by 12'0". It features a large window and a simple layout, suitable for a variety of uses, including as a guest room or office.

House Bathroom

9'05" x 7'10"

The house bathroom is modern and well-appointed, featuring a bath, a separate shower, and twin wash basins. It measures 9'05" by 7'10", and is decorated in soft tones with a window for natural light and ventilation.





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En-Suite

6'04" x 6'02"

The en-suite bathroom to the master bedroom is compact yet functional, measuring 6'04" by 6'02". It includes a shower, basin, and WC, designed with modern fittings and natural light.

WC

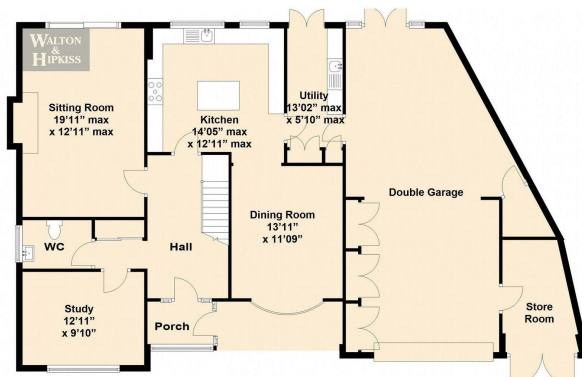
A downstairs WC fitted with a modern glass basin and WC provides practical convenience close to the hall and sitting room. It is light and airy, with simple decorative touches.

Garden Room

27'03" max x 21'01"

The garden room is a large, versatile space measuring 27'03" by 21'01" at its maximum points. It includes a WC and is perfect for use as a recreational area, games room, or additional entertaining space, with doors opening out to the garden.





Ground Floor

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First Floor

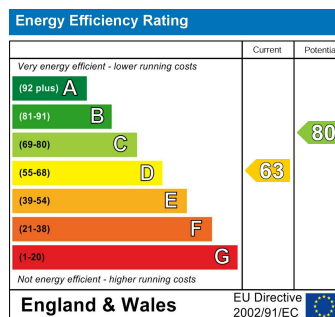
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EPC Rating: D
Council Tax Band:



**WALTON
&
HIPKISS**

CONTACT

111 Worcester Road
Hagley
Worcestershire
DY9 0NG

E: hoffice@waltonandhipkiss.co.uk
T: 01562 886688
<https://www.waltonandhipkiss.co.uk/>

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