



The Bourne, Dormston

Offers Over: £330,000

- 1950's semi detached home newly renovated throughout
- Finished to a high specification with upgrades throughout the property
- Kitchen with integrated appliances
- Utility area with cloakroom
- Three good sized bedrooms
- Contemporary fitted three-piece bathroom suite, featuring a rainfall shower over the bath

**Nigel Poole
& Partners**

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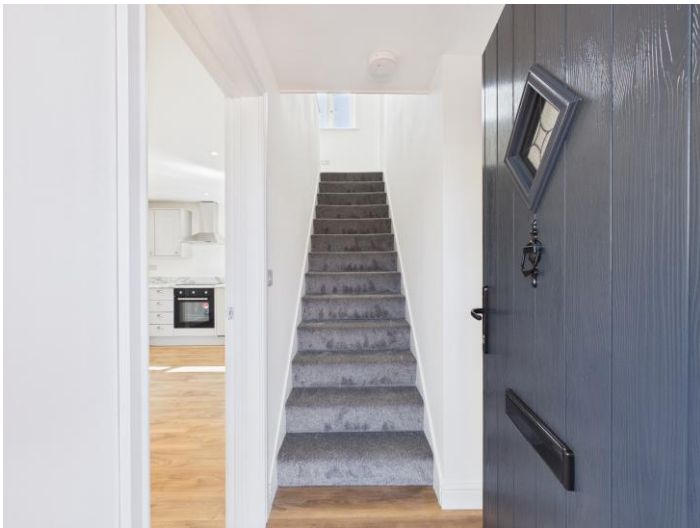
****Newly renovated three-bedroom semi-detached family home in the heart of Dormston**** The property comprises an inviting entrance hall, a spacious lounge with provision for a feature fireplace and oak mantel, and a stylish kitchen/dining room complete with integrated appliances. Additional benefits include a separate utility area and cloakroom. Upstairs offers three well-proportioned bedrooms and a contemporary fitted three-piece bathroom suite, featuring a rainfall shower over the bath. Externally, the generous rear garden is mainly laid to lawn and complemented by a gravelled patio seating area, ideal for outdoor entertaining. The front driveway offer parking for multiple vehicles and the curb has planning approved to be dropped. This is due to take place in the coming weeks. Situated in the rural area halfway between Worcester and Alcester, surrounded by beautiful countryside and is home to a number of historic buildings and landmarks, including the 12th-century St. Nicholas Church and the Grade II listed Dormston Mill. Easy access to the M5 motorway and a regular bus service, making it trouble-free to travel to other nearby towns and villages.

Front

Driveway for several vehicles; low maintenance border; access to the front door and side access. The curb has planning permission to dropped and this will take place in the coming weeks.

Entrance

Composite front door; doors to the lounge and dining room; stairs rising to the first floor.



Kitchen/ Dining Room

Dual aspect windows to the front and rear aspect; double glazed door to the rear garden. A range of wall and base units with worktop and upstand. Stainless steel sink and drainer with mixer tap; integrated electric oven, hob and extractor over, dishwasher. Open to the utility area with space and plumbing for a washing machine. Door to the cloakroom.

Lounge

Double glazed window to the front aspect. Space for a feature fireplace with oak mantel above.



Bedroom One

Double glazed window to the front aspect. Electric radiator; pendant light fitting.

Bedroom Two

Double glazed window to the front aspect. Electric radiator; pendant light fitting.

Bedroom Three

Double glazed window to the rear aspect. Electric radiator; pendant light fitting.

Family Bathroom

Obscure double glazed window to the rear aspect. Panelled bath with mains fed rainfall shower and hose attachment; vanity hand wash basin; low level w.c; part tiled walls; shaver point; wood effect flooring.



Garden

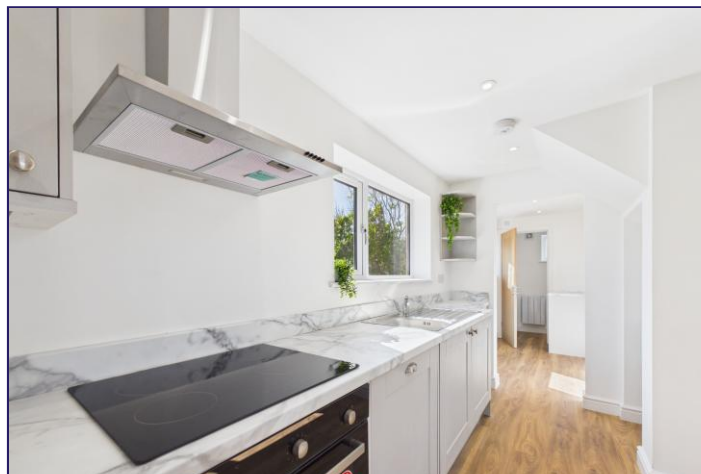
Laid to lawn with mature trees and patio seating area.

Tenure: Freehold

Council Tax Band: C

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR7 4LD



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