



1 Muskoka

Bewdley, DY12 2BJ

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Beautifully adapted single level home showcasing a contemporary kitchen with island, generous living spaces and tranquil outdoor areas in Bewdley.

- Single level home thoughtfully adapted for accessible living with versatile accommodation and two spacious reception rooms
- Showpiece open plan kitchen and dining area with granite worktops, central island and skylight leading to the inviting living room
- Low maintenance garden with elevated composite deck, ramp and paved terrace offering plenty of space for relaxing and entertaining
- Large block paved driveway providing off-road parking for multiple vehicles, plus level access to the front door
- Situated in Bewdley close to local amenities, schools, river walks and transport links for easy commuting

This thoughtfully updated single level home combines generous living space with practical design for modern living. An accessible layout leads from the utility into an open plan kitchen and dining area with a central island and skylight. The adjacent living room features a log burner and opens to a large conservatory. Three bedrooms are served by a contemporary cloakroom and a stylish en suite with wet room. Outside, a composite deck with ramp descends to a paved terrace, while a block paved driveway provides ample parking.

1563 sq ft (145.2 sq m)





The kitchen

At the heart of the home, the kitchen is designed for cooking and socialising with a generous open plan footprint. It features cream shaker style cabinetry, granite worktops and a large central island beneath a skylight. Integrated appliances include an oven and electric hob with extractor fan and the layout connects directly to the dining area and living room for easy entertaining.



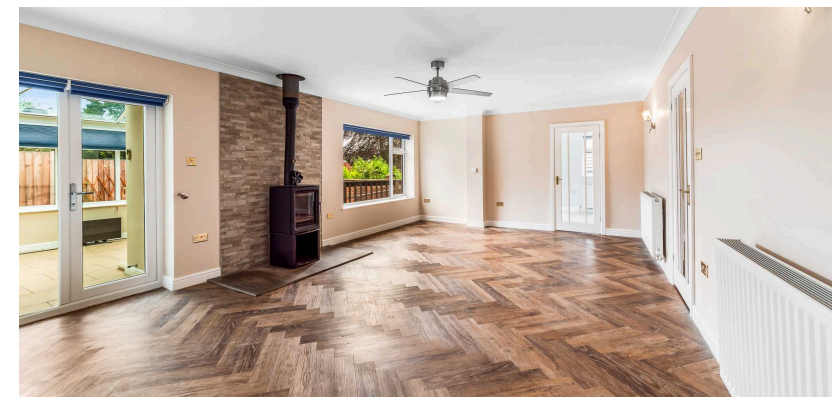
The dining area

Adjoining the kitchen, the dining area provides space for family meals and gatherings. Large floor tiles continue from the kitchen and a set of glazed doors lead directly to the raised deck. With a window to the side and ample room for a table, this sociable space bridges the indoors and outdoors.



The living room

Serving as the main reception room, the living room invites relaxation and entertainment. A contemporary log burner set against a feature surround forms an attractive focal point, complemented by herringbone flooring. A wide window frames the garden and glazed doors link with the conservatory, while a door from the kitchen ensures easy circulation.





The conservatory

The conservatory offers a versatile additional reception space for year round enjoyment. Its glazed roof and wrap around windows fill the room with garden views, while the tiled floor ensures practicality. A feature fireplace and ceiling fan enhance comfort and double doors open onto the deck for easy access to the outdoors.





The utility

Positioned off the entrance, the utility serves as a practical hub for household chores and storage. It includes a secondary sink, cabinetry and space for laundry appliances topped with granite worktops to match the kitchen. This room also acts as the everyday entrance, linking directly to the kitchen and providing access to the front.





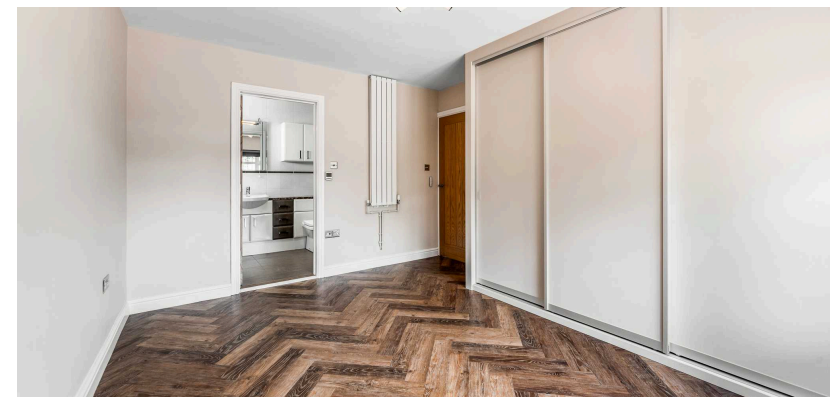
The cloakroom

Conveniently located off the hallway, the cloakroom offers modern facilities for guests and family. It features a WC, vanity unit with basin and illuminated mirror, complemented by a chrome heated towel rail. Full height wall panels and tiled flooring provide a sleek, easy care finish.



The primary bedroom

The primary bedroom provides a calm retreat at the end of the hallway. It offers generous proportions, a wall of sliding wardrobes and a vertical radiator set on herringbone flooring. A large window overlooks the front and there is direct access to the ensuite.





The primary en suite

The ensuite to the primary bedroom provides a luxurious private bathing space. Its design includes both a bathtub and a walk in wet room shower with rainfall head and fold down seat, making it wheelchair friendly. A WC, vanity with basin and storage plus mirrored cabinet complete the specification, with neutral tiling throughout.



The second bedroom

The second bedroom is situated along the hallway and provides flexible accommodation for guests or family. A double glazed window overlooks the front and the neutral décor and carpet create a blank canvas. There is ample floor space for bedroom furniture and easy access to the cloakroom.





The third bedroom

Set to the rear, the third bedroom is ideal as a comfortable bedroom or home office. It has carpet underfoot, a wide window and a neutral scheme ready for personalisation. Positioned near the cloakroom, this room enjoys quick access to the main living areas.



The garden

The garden is designed for low maintenance and outdoor enjoyment. A raised composite deck adjoins the conservatory and features balustrading with a ramp leading down to a sheltered paved terrace. Enclosed by fencing and mature hedging, the area offers privacy and space for seating, potted plants and a useful garden shed with rear access.



The driveway and parking

At the front of the property, the block paved driveway provides generous off road parking. Level access leads to the front door via a ramp with railings, and a side gate opens to the rear garden. The driveway can accommodate several vehicles with ease, making arrival and departure convenient for family and visitors.

Location

Bewdley is a picturesque town situated on the banks of the River Severn, renowned for its Georgian architecture and riverside charm. Residents enjoy a choice of local shops, cafes and essential services, as well as nearby parks and countryside walks. The area offers schools for all ages and easy access to larger towns via road and rail. Nearby commuter links include the A456 towards Kidderminster and connections to the motorway network, making Bewdley a convenient yet tranquil place to live.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

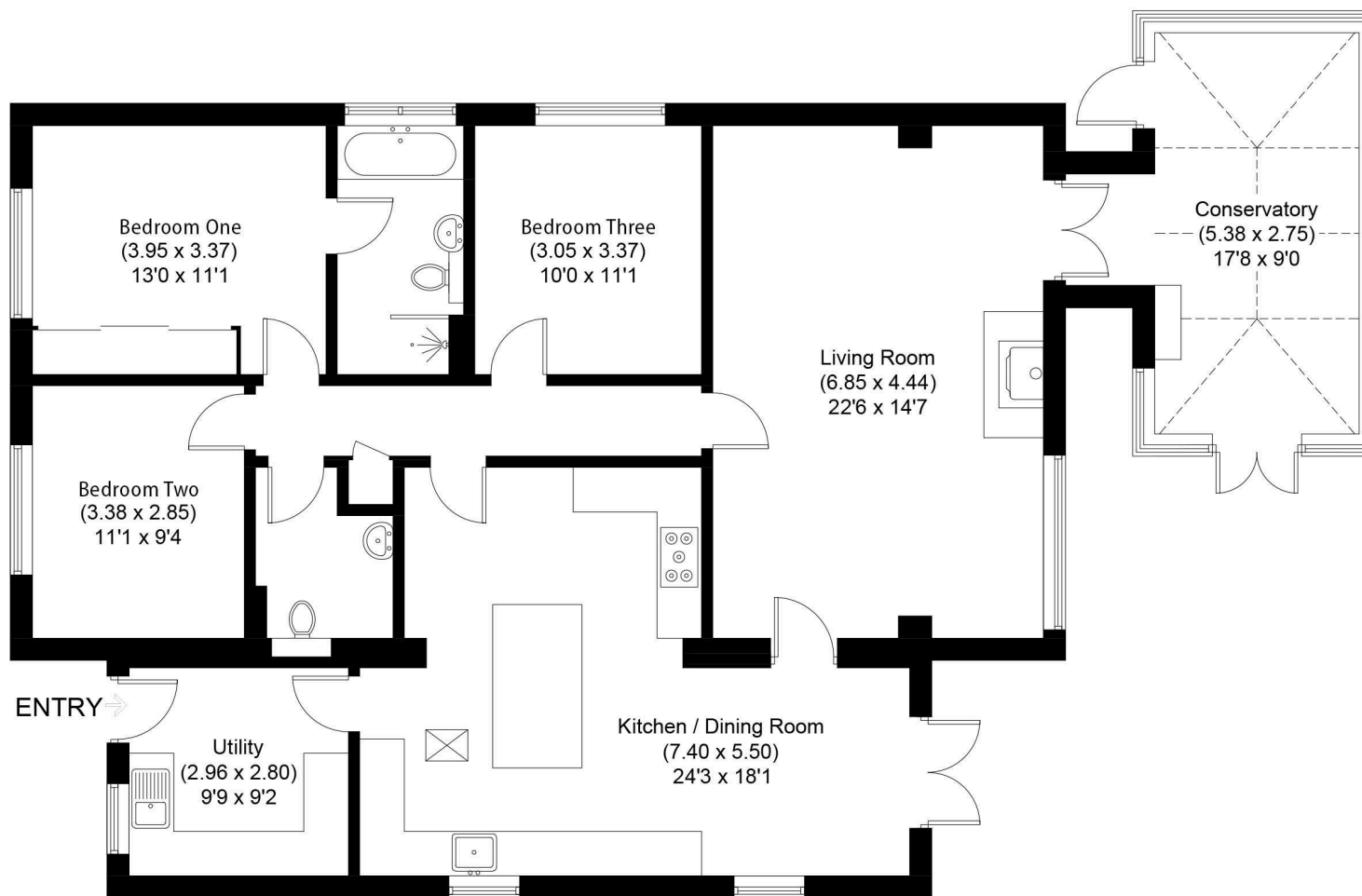
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band D.



Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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