



11 The Croft

Blakedown, DY10 3JP

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Characterful family home offering a generous garden overlooking a lake and a large driveway in a popular village setting.

- Well-proportioned three-bedroom home with two reception rooms.
- Generous rear garden with lawn, patio, shed and views over mature trees and a neighbouring lake.
- Paved driveway provides off-road parking and a hedged frontage with side access to the garden.
- Village location with a countryside outlook yet within easy reach of amenities, schools and transport.

This traditional village home offers well-balanced accommodation with the potential to modernise and personalise. The ground floor includes a comfortable living room, a dining room opening to the garden and a galley kitchen that leads through to a utility and cloakroom. Upstairs there are three bedrooms and a family bathroom. Outside, the rear garden is a particular highlight, providing a generous lawn, patio and mature borders with a lovely outlook over a lake. A paved driveway at the front offers off-road parking behind a hedged boundary. With its combination of space, setting and scope to improve, the property will appeal to buyers seeking a home they can make their own.

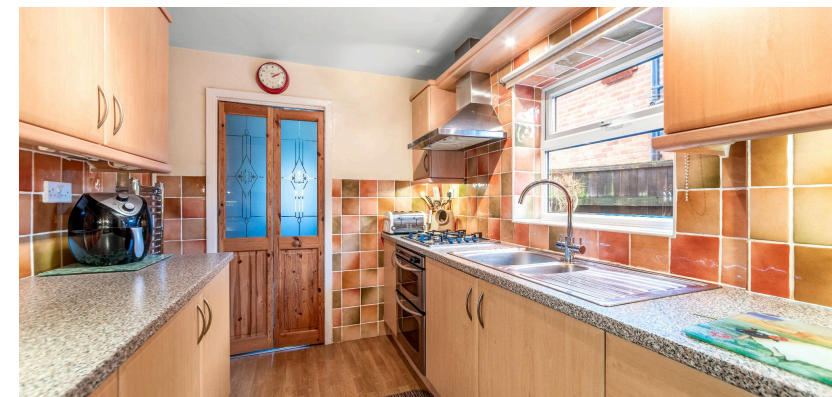
1076 sq ft (100 sq m)





The kitchen

Meal preparation is centred on a galley-style kitchen, a built-in gas hob with stainless steel extractor and double oven sits beneath a generous window and is complemented by colourful tiled splashbacks and extensive storage. A door leads through to a practical utility area with plumbing for a washing machine and space for an under-counter fridge. Beyond this, a separate cloakroom keeps facilities conveniently close at hand.





The living room

Relaxation is the theme of the front-facing living room, perfect for family gatherings and quiet evenings. A gas fire set in a carved timber surround with a marble hearth provides a cosy focal point, while a broad picture window overlooks the front garden. The room is carpeted for comfort and flows directly from the hall, creating an inviting and homely atmosphere.





The dining room

Day-to-day dining and entertaining is easily accommodated in the dining room at the rear of the house. Glazed French doors open onto the patio and garden beyond, drawing the outside in and offering lovely views over the lawn. A wall-mounted gas heater is framed by a wooden display unit and there is ample space for a dining table and seating. Double doors connect to the kitchen for ease of serving meals.



The primary bedroom

The primary bedroom provides a tranquil retreat at the end of the day. One wall is lined with fitted wardrobes offering abundant storage and freeing up floorspace, and a broad window frames views over the surrounding countryside. There is plenty of room for a double bed and additional furniture, and the room is accessed from the landing.





The second bedroom

A comfortable double or generous guest room is offered by the second bedroom. A wide window looks out to the front and the gently sloping ceiling adds character. The room can accommodate freestanding furniture and includes a radiator for warmth, with the bathroom and landing close by.



The third bedroom

Currently arranged as a study or dressing room, the third bedroom is versatile and adaptable, benefiting from a window bringing in ample natural light. This space could serve as a nursery, hobby room or home office, depending on the new owner's needs.



The bathroom

Family facilities are provided by the first-floor bathroom. It contains a panelled bath with tiled surround, a pedestal wash hand basin and a close-coupled WC. A frosted glazed window allows in daylight while maintaining privacy, and there are tiled walls for practicality.



The garden

Outdoor living is a delight with the sizeable rear garden. A large lawn is edged by mature shrubs, hedging and specimen trees, while a paved patio beside the house offers space for alfresco dining. Pathways meander through the borders, a wooden shed and brick outbuilding provide storage and a metal arch marks a route through the planting. The garden backs onto a lake with a tree-lined outlook, giving a sense of peace and privacy.





The driveway and parking

Approaching the property you are greeted by a generous paved driveway behind a neatly trimmed hedge. The driveway affords off-road parking and leads to the front door, which sits beneath a pitched canopy. Mature shrubs and low planting soften the frontage and a gate to the side gives convenient access to the rear garden.

Location

Blakedown is a desirable village that combines rural tranquillity with everyday convenience. Nestled amid open countryside, the area offers scenic walks and a relaxing village ambience, while amenities such as shops, pubs and primary schooling are within the community.

A railway station in the village provides services to surrounding towns and cities, making commuting viable for professionals. Road connections link to Kidderminster, Worcester and the wider Midlands network.

There are leisure facilities and country parks in the wider area and the village setting by a lake creates a picturesque backdrop for family living. Blakedown therefore offers a balanced lifestyle with countryside charm and practical connections.

Services

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

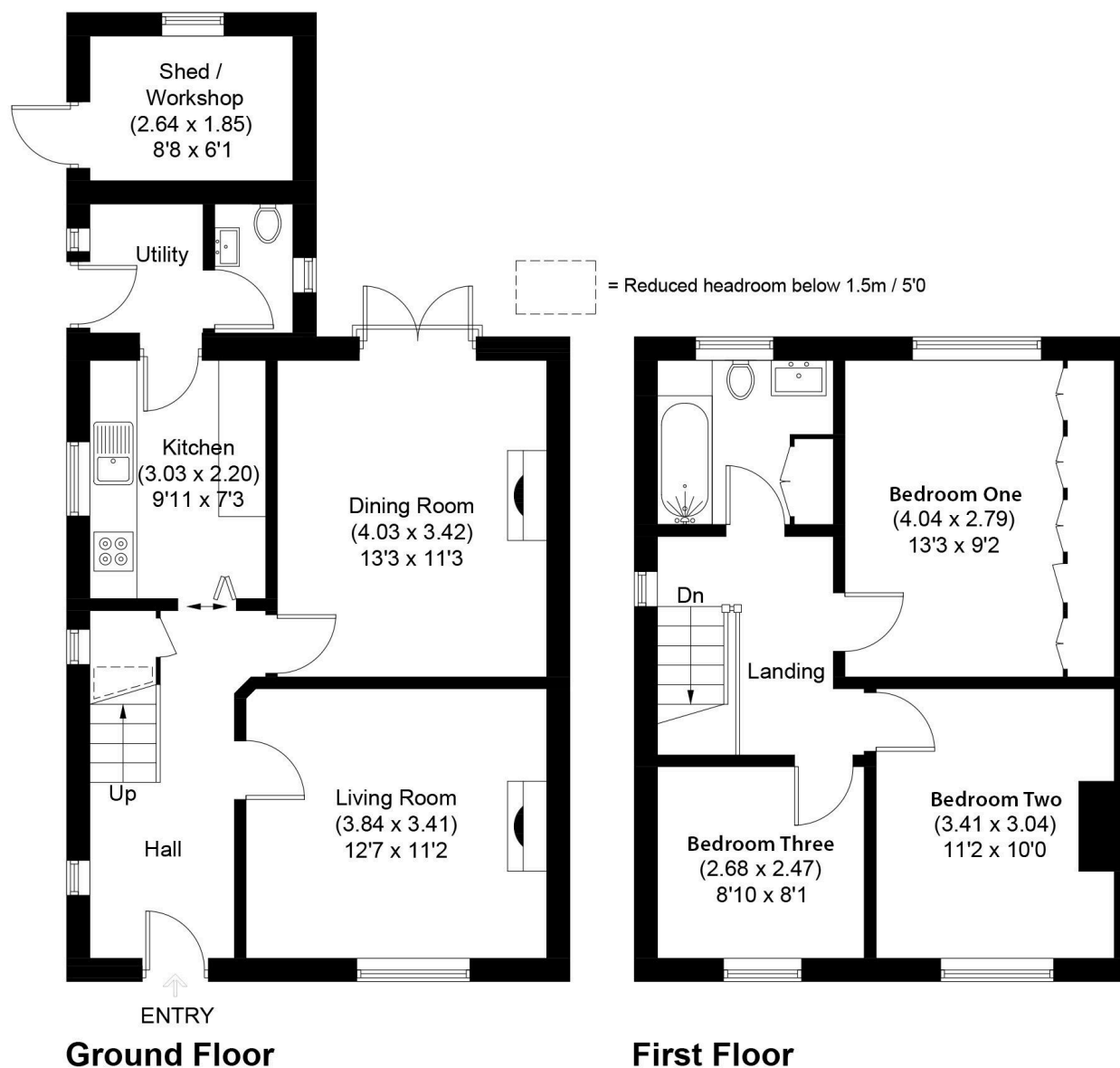
Council Tax

The Council Tax for this property is Band D



The Croft

Approximate Gross Internal Area
 Ground Floor = 50.4 sq m / 542 sq ft
 First Floor = 44.7 sq m / 481 sq ft
 Outbuilding = 4.9 sq m / 53 sq ft
 Total = 100.0 sq m / 1076 sq ft





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