



32 Aster Avenue

Kidderminster, DY11 5DT

Andrew Grant

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4 Bedrooms 1 Bathroom 3 Reception Rooms

Extended four bedroom semi detached home with flexible living spaces and a landscaped, private garden in the quiet, family friendly Marlpool estate

- Substantially extended semi detached home offering four bedrooms, generous living space and impeccable presentation
- Flexible ground floor layout incorporating living and dining rooms, sitting room and a well appointed kitchen and breakfast room
- Landscaped rear garden with large patio, central lawn, mature borders, raised terrace and timber shed providing seclusion
- Two car driveway leading to integral garage and covered porch with neat front lawn and blossom tree
- Situated on the Marlpool estate close to local shops, schools, green spaces and Kidderminster town centre with good road and rail links

This substantially extended semi-detached home is presented in excellent order. The ground floor offers a spacious living room with feature fireplace, formal dining room, sitting room opening to the garden and a well equipped kitchen and breakfast room. Upstairs are four well proportioned bedrooms served by an impressive family bathroom. Outside a beautifully landscaped garden enjoys a high degree of privacy and the front has a wide driveway and integral garage. Located in a quiet cul de sac on the sought after Marlpool estate near amenities.

1579 sq ft (146.7 sq m)





The kitchen and breakfast room

A sociable hub for everyday living, this space combines preparation and informal dining areas with ease. Cream shaker style cabinets and granite effect worktops form a U shaped arrangement around a ceramic sink set beneath a wide window and herringbone flooring ties the space together. An archway links the breakfast area to the sitting and a door leads to the dining room. A dado rail and coved ceiling lend character and the rear lobby gives access to the garage and cloakroom.





The dining room

Designed for gatherings and special occasions, the dining room is a formal space at the heart of the home. A decorative ceiling rose and coved ceiling provide subtle detail. A sliding glass door opens into the sitting room, while an arched opening leads to the living room and a door to the breakfast room, creating an effortless connection between reception spaces ideal for entertaining and family meals.





The living room

Positioned at the front of the home, the living room offers a welcoming setting for relaxation. A stone fireplace with mantel provides a focal point and a large picture window frames views of the frontage. Decorative corbels and an arched opening lead through to the dining area, allowing conversation to flow between rooms and creating a sense of openness. From here, the staircase leads to the first floor.



The sitting room

This flexible rear reception is perfect for family time or entertaining. French doors open directly onto the paved patio and garden, extending the living space outdoors. An internal sliding door links to the dining room and an archway connects to the breakfast area, enabling the room to function independently or as part of the open plan layout.





The cloakroom

Conveniently positioned in-between the kitchen and garage, the cloakroom provides facilities for family and guests. It is fitted with a pedestal wash basin set against a tiled splashback and a low level WC. Half height panelling and a dado rail lend visual interest, while a wood effect floor and extractor fan complete this practical room.



The primary bedroom

The principal bedroom offers a peaceful sanctuary on the first floor. A wall of fitted wardrobes with sliding doors provides extensive storage and incorporates a dressing table with mirror. A large window lets in soft morning light, and the room is finished with coving that enhance the sense of space.



The second bedroom

This generous double bedroom enjoys a wide window overlooking the garden. Practical touches include a ceiling hatch providing loft access and a useful built in cupboard. The simple layout allows plenty of space for wardrobes and other bedroom furniture.





The third bedroom

Another spacious double room, the third bedroom has a broad window and its elongated shape provides flexibility for sleeping and study areas, making it ideal for family members or guests.



The fourth bedroom

Currently arranged as a dressing room, this single bedroom would also serve as a nursery or study. Full height fitted wardrobes offer excellent storage. A window keeps the room bright, while coving provides a finished look.



The bathroom

Occupying the width of the house, the family bathroom is unusually spacious. A walk in shower with clear glass screen sits alongside a separate panelled bath, and a vanity unit provides concealed storage beneath the basin. Two frosted windows allow natural light while maintaining privacy. An arched opening divides the bathing and washing areas, and half tiled walls give a clean, fresh feel. A low level WC completes the suite.





The garden

The rear garden is designed for relaxation and easy maintenance. A broad paved patio runs across the back of the home and steps down to a level lawn framed by mature hedging and colourful shrub borders. Paths on either side lead to a raised seating terrace and a timber shed is discreetly placed in one corner. A Victorian style lamp and shaped topiary add character, and the high hedges ensure excellent privacy.





The driveway and parking

To the front of the home a wide tarmac drive provides parking for two vehicles and leads to the integral garage with up and over door and power. A neatly edged lawn with decorative planting and a flowering tree enhance the kerb appeal.

Location

This property is discreetly positioned on the corner of a quiet cul-de-sac within the sought-after Marlpool estate. Its prime location caters to residents of all ages, offering an array of amenities right on the doorstep, including local shops within the estate and schools along Franche Road and Habberley Road.

For outdoor enthusiasts, the area is surrounded by several beautiful green spaces and points of interest such as Puxton Marsh and the Staffordshire/Worcestershire canal. Just 1.8 miles away lies the delightful Habberley Valley nature reserve, a favourite among dog walkers.

Kidderminster town centre is easily accessible on foot and provides an extensive range of shopping options, services and leisure activities. This includes high street stores, supermarkets, numerous pubs and waterside bistros. Additionally, the town benefits from excellent road and rail connections to Birmingham, Worcester and the broader motorway network, enhancing its appeal as a convenient and desirable place to live.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 100 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, Vodafone and O2 (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.

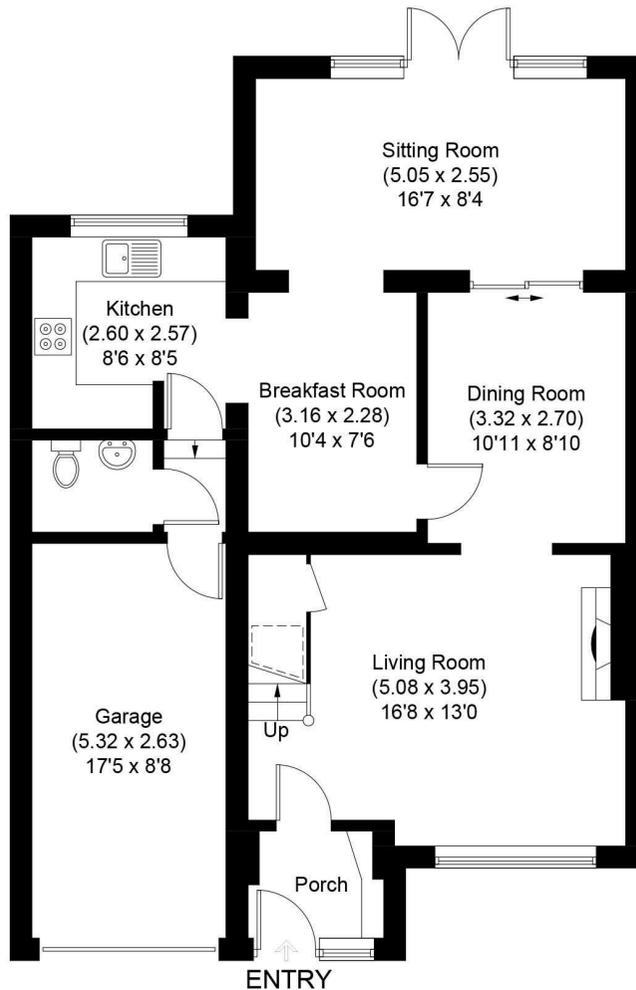
Council Tax

The Council Tax for this property is Band C



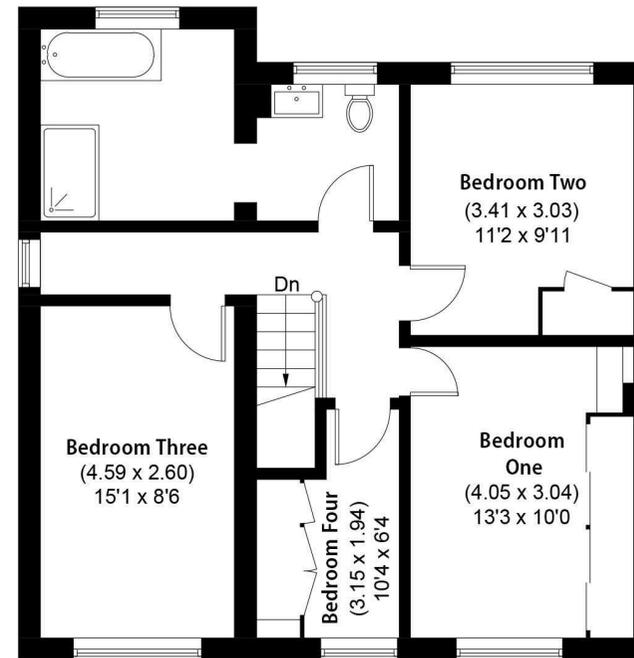
Aster Avenue

Approximate Gross Internal Area
Ground Level = 84.0 sq m / 904 sq ft
(Including Garage)
First Level = 62.7 sq m / 675 sq ft
Total = 146.7 sq m / 1579 sq ft



Ground Level

 = Reduced headroom below 1.5m / 5'0



First Level

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



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