



34 Kimberlee Avenue

Cookley, DY10 3TN

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

Well presented three bedroom home with a generous lounge diner, enclosed rear garden and driveway parking in a popular Cookley location.

- Well presented three bedroom home with thoughtfully arranged family accommodation.
- Spacious lounge diner extending the full depth of the property with doors opening to the garden.
- Separate fitted kitchen providing practical workspace and everyday functionality.
- Enclosed rear garden with a patio and lawn creating space for outdoor dining and relaxation.
- Driveway providing off road parking for two vehicles.
- Situated in the sought after village of Cookley with a range of everyday amenities nearby.

800 sq ft (74.3 sq m)





The kitchen

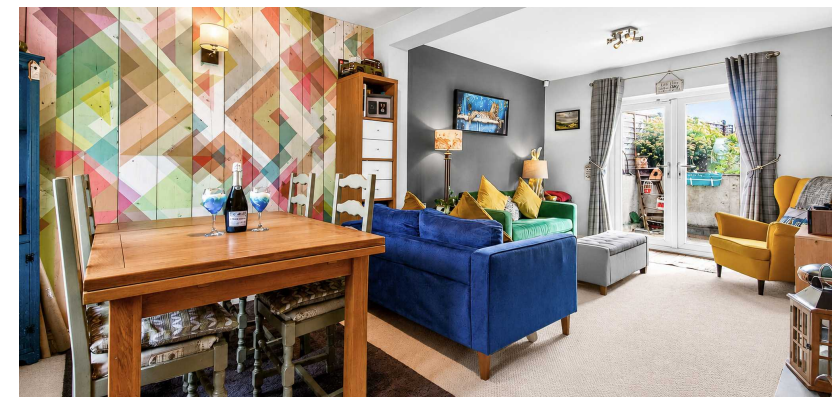
Designed for everyday practicality, the kitchen offers a generous range of fitted cabinets and work surfaces arranged in a functional layout. A window above the sink overlooks the rear of the property, while a useful pantry area provides additional everyday storage and houses the boiler. A door connects directly with the hallway for easy access to the principal ground floor accommodation.





The living and dining room

Providing the principal reception space, this impressive lounge diner comfortably accommodates both seating and dining areas. A fireplace creates an attractive focal point, while glazed doors open directly onto the rear garden, extending the living space outdoors during the warmer months.





The primary bedroom

Creating a comfortable retreat, the primary bedroom is a well proportioned double room with space for a large bed and additional furniture. A wide window provides a pleasant outlook, while the generous layout offers excellent everyday practicality.





The second bedroom

Ideal for family members or even as the primary bedroom if desired, the second bedroom is another comfortable double room with ample space for bedroom furniture. A large window fills the room with a bright outlook, creating a welcoming and versatile space.





The third bedroom

Offering flexible accommodation, the third bedroom is well suited as a child's bedroom, nursery or home office. Open shelving provides useful display space, while the practical layout makes excellent use of the available floor area.



The bathroom

Serving the first floor accommodation, the bathroom is fitted with a bath incorporating an electric shower over, wash basin and WC. Part tiled walls create a smart finish, while the practical layout comfortably serves the surrounding bedrooms.



The garden

Providing an enjoyable outdoor setting, the enclosed rear garden combines a paved terrace with a lawn, creating space for relaxing and entertaining. Well defined boundaries enhance privacy, while the layout offers opportunities for family enjoyment and gardening.







The driveway and parking

A driveway to the front of the property provides off road parking for two vehicles. Established planting softens the frontage and creates an attractive approach to the home.

Location

Cookley is a well regarded Worcestershire village offering a selection of everyday amenities including shops, cafés and local services. The area is popular with families and professionals alike, benefiting from a choice of schools, nearby countryside walks and convenient transport connections to surrounding towns and employment centres. The village combines a welcoming community atmosphere with easy access to a wider range of shopping, leisure and recreational facilities.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

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

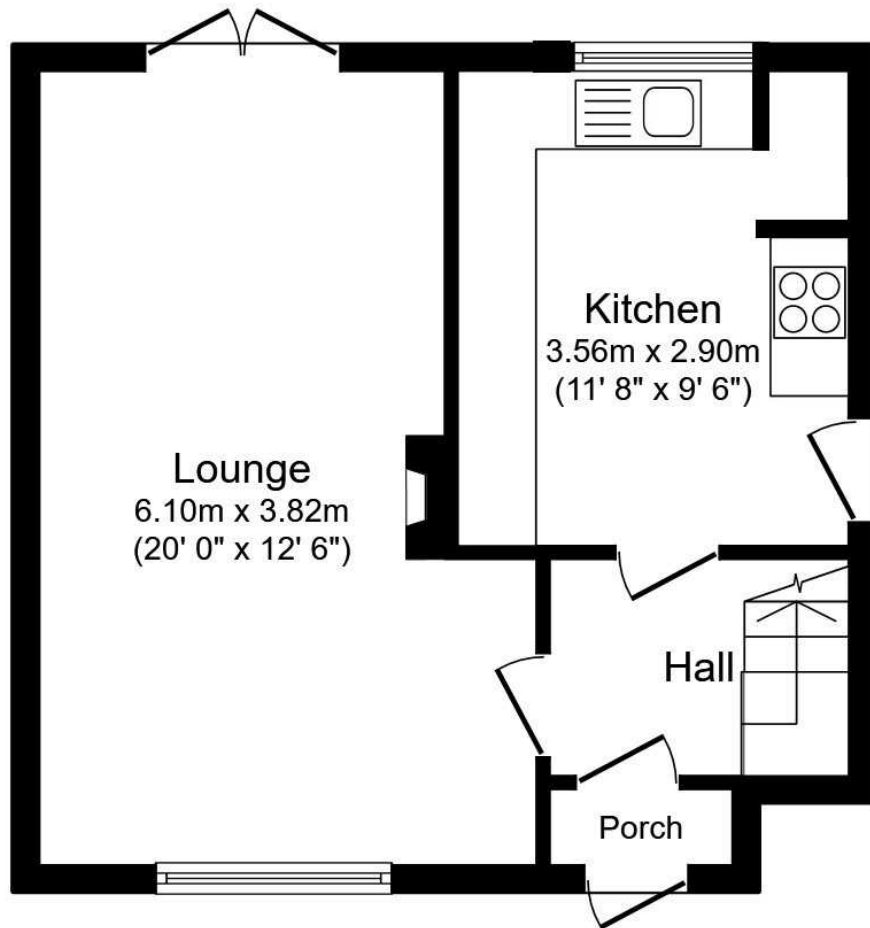
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

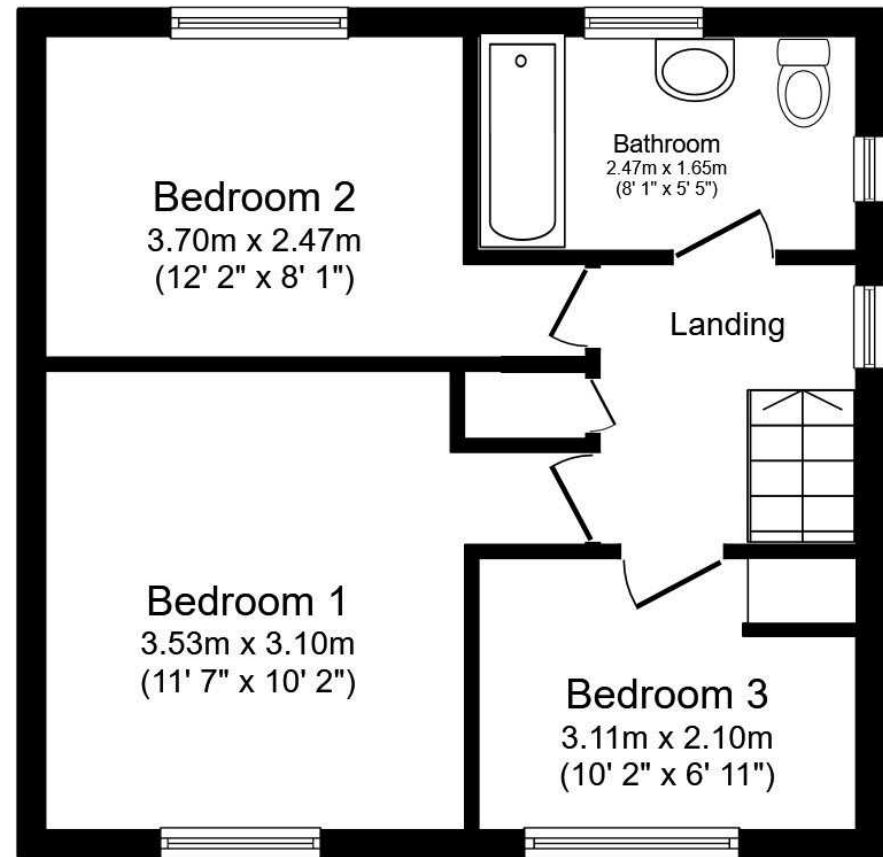
The Council Tax for this property is Band A.







Ground Floor



First Floor

Total floor area 74.3 sq.m. (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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