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for sale

offers over **£600,000**



Manor Avenue Kidderminster DY11 6EA

Set within magnificent mature grounds with rear views across Habberley and beyond, this substantial detached residence combines character, privacy and versatile family living in one of Kidderminster's most desirable addresses.

Manor Avenue Kidderminster DY11 6EA

Step Inside...

Internally, the accommodation is both generous and versatile, perfectly suited to modern family living. A welcoming reception hall leads to a range of reception spaces, each offering flexibility depending on individual requirements. The impressive main living room is a wonderful entertaining space, centred around a charming inglenook-style fireplace with stove. The heart of the property is undoubtedly the well-appointed kitchen, fitted with an extensive range of cabinetry, quality work surfaces and integrated appliances, centred around a practical island unit. The adjoining breakfast area offers an informal dining space and enjoys pleasant views over the grounds, whilst the separate utility room provides valuable additional storage and practical workspace. To the first floor are four well-proportioned bedrooms. The principal suite is particularly impressive, featuring a dressing room, en-suite bathroom and access to a balcony positioned to take full advantage of the spectacular rear outlook. The remaining bedrooms are served by a contemporary shower room and offer excellent accommodation for family members and guests alike.

A substantial boarded loft space provides extensive storage together with exciting future potential, subject to the necessary permissions and approvals.

Externally, the grounds are a true highlight of the property. Beautifully established and thoughtfully landscaped over many years, the gardens create a private and tranquil environment.

The elevated position and outstanding rear views further enhance the property's appeal, whilst the substantial garage, extensive parking and wealth of storage space ensure practicality sits comfortably alongside the charm and character on offer.

Approach

Approached from the highly sought-after Manor Avenue, the property occupies an enviable position set back from the road behind mature hedgerow boundaries. The driveway provides extensive parking for multiple vehicles and access to the substantial garage.

Entrance Hallway

Stepping through the entrance porch, you are welcomed by a spacious reception hall. Characterful parquet flooring creates an inviting first impression. The practical layout allows access to the principal reception rooms, ground floor guest W/C and kitchen area.

Dining Room

The impressive dining area offers a wonderful space for family gatherings, enjoying natural light from large windows overlooking the gardens. The room flows seamlessly into the living space, creating an excellent social environment.

Lounge

Enjoying a dual-aspect outlook, while the focal point is the magnificent inglenook-style brick fireplace complete with a stove, creating a wonderful sense of character and warmth. Ample space for multiple seating arrangements, open access from the dining area enhances the feeling of space, whilst attractive ceiling detailing and charming period-inspired features further complement the room's appeal.

Kitchen

The beautifully appointed breakfast kitchen has been thoughtfully designed. Fitted with an extensive range of contemporary cabinetry complemented by timeless work surfaces. A substantial central island provides valuable preparation space as well as a natural gathering point for family and guests. The kitchen benefits from a range of integrated appliances together with ample storage and workspace throughout.



Utility Room

Positioned just off the kitchen, the generous utility room offers the ideal supporting space. Providing additional storage, laundry facilities and external access.

Breakfast Room

Accessed via the kitchen, the versatile breakfast room provides a flexible additional reception space that can be adapted to suit a variety of lifestyles. The well-proportioned layout also lends itself beautifully to use as a home office, study, playroom or hobby room, making it an invaluable space for modern living. It offers excellent flexibility to meet the changing needs of its next owners.

Sitting Room

The sitting room provides a more intimate and peaceful retreat away from the main living areas. Enjoying a pleasant outlook to the front aspect and offering a variety of potential uses; whether utilised as a cosy snug, formal sitting room, home office, playroom or television room.

Ground Floor W.C

Conveniently positioned off the entrance hall, the ground floor cloakroom is fitted with a low-level WC and wash hand basin, providing a practical facility for guests and day-to-day family living.

First Floor

Bedroom One

Occupying position overlooking the rear gardens, the room enjoys direct access to the balcony. Complemented by an extensive dressing area with fitted wardrobes and a private en-suite.

Ensuite

The en-suite bathroom is fitted with a bath incorporating a shower over, WC and wash hand basin, the room is finished in a light, neutral style. Conveniently positioned alongside the dressing area and principal bedroom, the en-suite completes an impressive main bedroom.

Bedroom Two

Located at the front of the property a spacious second double bedroom comfortably accommodating a full range of bedroom furnishings.

Bedroom Three

Bedroom Three is another well-proportioned double bedroom, offering bright and comfortable accommodation, the room benefits from a pleasant outlook and tastefully presented.

Shower Room

The impressive family shower room combines a generous shower enclosure, low flush W/C and heated towel radiator, whilst benefiting from natural light from large French doors onto the rear balcony.

Bedroom Four

Completing the bedroom accommodation is a versatile fourth bedroom, offering flexible space to meet the needs of modern family living. Whether utilised as a bedroom, guest accommodation or a home office for remote working.

Loft

Accessed via a pull-down ladder from the first-floor landing. Fully boarded and providing an exceptional amount of storage whilst also offering flexible space for hobbies, crafts or recreation. Enhanced by roof light windows. Subject to any necessary consents, prospective purchasers may also wish to explore the potential for further accommodation.



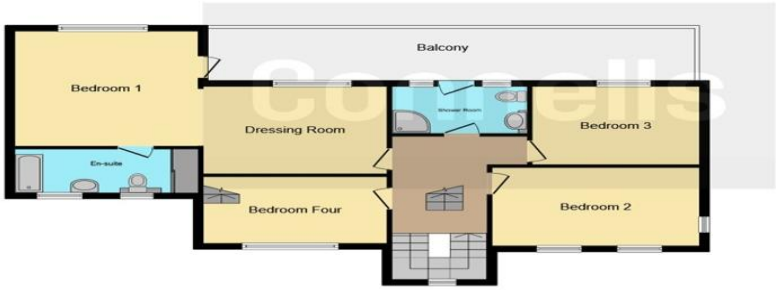








Ground Floor



First Floor



Second Floor

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Property Ref: KMR313502 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: G

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