



## 38 Marlborough Drive

Stourport-on-Severn, DY13 0JH

Andrew Grant

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Stourport-on-Severn, DY13 0JH

**3 Bedrooms   1 Bathroom   1 Reception Room**

A well proportioned semi detached home offering flexible living space, landscaped gardens and practical everyday accommodation.

- Three bedroom semi detached home
- Landscaped rear garden with decked seating areas and shed
- Off road parking with electric vehicle charging point
- Convenient residential setting in Stourport on Severn

This three bedroom semi detached home offers adaptable accommodation across two floors. A generous living room extends through the depth of the home, while a dining room, fitted kitchen and adjoining utility add everyday convenience, while the first floor includes three bedrooms and a family bathroom. Outside the landscaped garden includes seating areas and useful outdoor storage. Off road parking and an electric vehicle charging point complete the appeal.

962 sq ft (89.4 sq m)





## The kitchen

Designed for everyday cooking and household routines, the kitchen makes efficient use of the available space. Fitted cabinetry incorporates an integrated hob and oven with work surfaces arranged around the room. Positioned between the utility and main living areas, it supports easy movement through the ground floor.



## The living room

Extending from front to rear, the living room provides the principal reception space within the home. French doors open directly onto the garden and strengthen the connection with outside space. Its proportions allow flexibility for both seating and day to day family living.





## The dining room

The dining room offers a dedicated setting for dining while remaining conveniently linked to the rest of the ground floor. Its adaptable layout could also support a range of everyday uses.



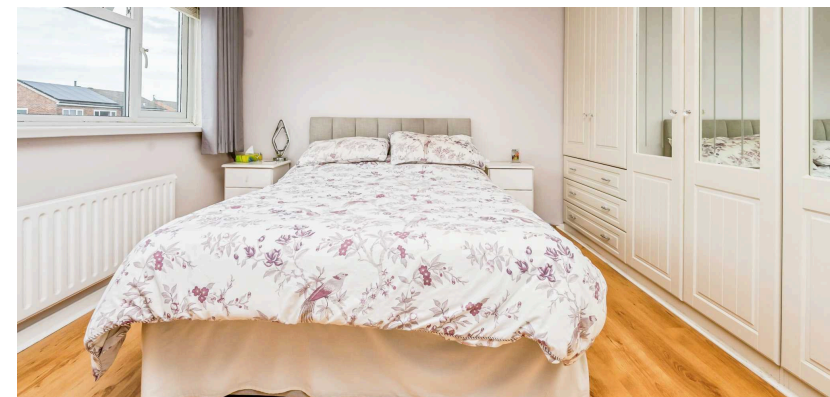
## The utility

Supporting the practical side of the home, the utility provides space for laundry appliances and houses the boiler. A door gives direct access outside for added convenience. Positioned alongside the kitchen, it creates useful separation from the main living areas.



## The primary bedroom

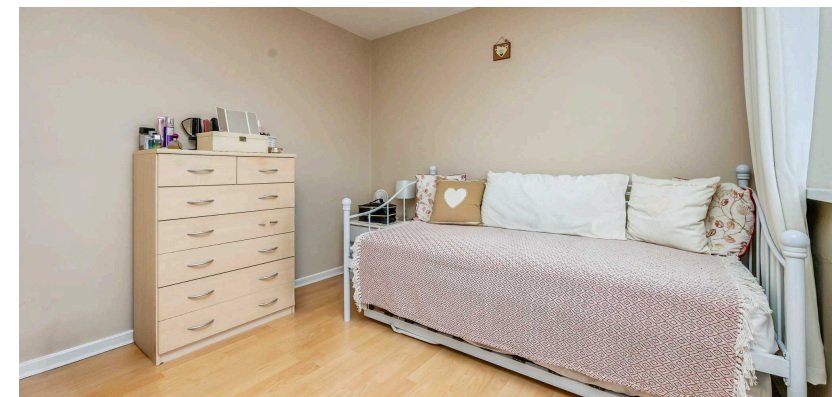
Providing a comfortable principal retreat, the primary bedroom is arranged to accommodate everyday living with ease. Its proportions create a calm and practical bedroom environment.





## The second bedroom

Offering generous proportions, the second bedroom functions well as a further double bedroom. The layout provides flexibility for family members or visiting guests. A large window contributes to an open feel within the space.





## The third bedroom

The third bedroom presents a versatile room suited to a bedroom, nursery or workspace. Storage has been incorporated to support day to day organisation. Its compact layout makes effective use of the available floor area.



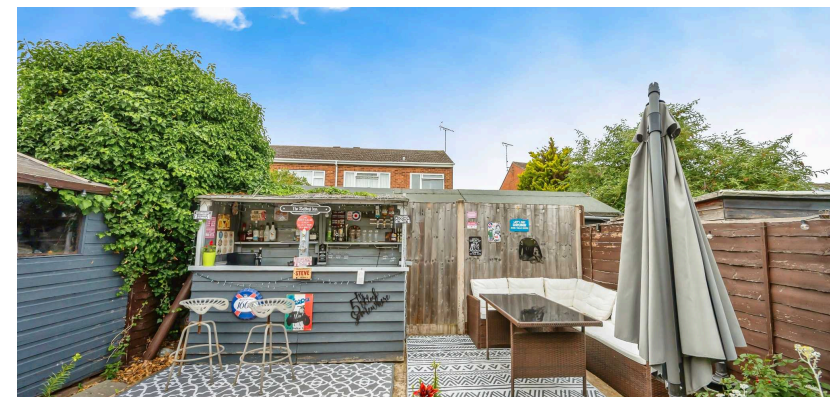
## The bathroom

Updated by the current owners, the bathroom has a contemporary finish and includes a shower enclosure. The arrangement has been designed for efficient daily use. Positioned on the first floor, it serves all three bedrooms.



## The garden

Landscaped for ease of maintenance, the garden combines gravel and paved areas to create usable outdoor space. Decked seating areas provide places to sit and entertain, while a shed offers additional storage. The layout creates a practical setting for everyday enjoyment.







## The driveway and parking

The frontage provides off road parking and includes an electric vehicle charging point. The arrangement allows practical day to day access and complements the converted internal accommodation.

## Location

Stourport on Severn is a well established riverside town offering a range of everyday amenities including shops, leisure facilities and places to eat. The area provides access to schooling for various age groups together with local services and recreational opportunities. Road connections support travel to neighbouring towns and wider regional routes, making the location suitable for both daily commuting and local convenience.

## 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 O2, EE, 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 C.

## Agent Note

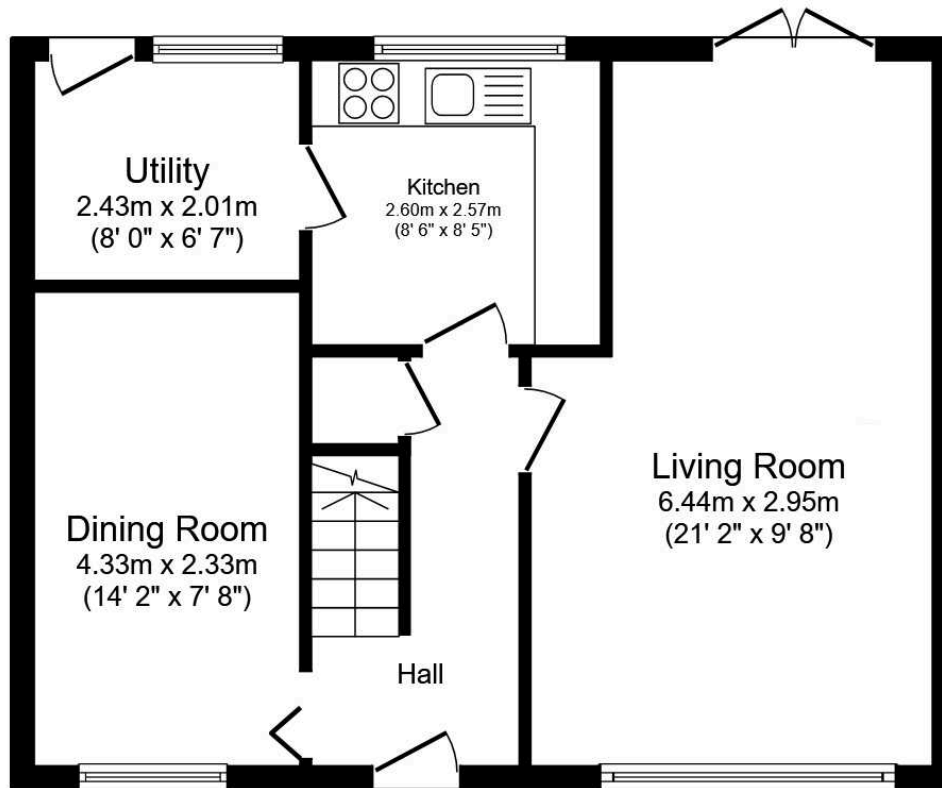
The former garage has been converted by the current owners to provide additional reception/dining space. We understand Building Regulations approval was not obtained and prospective purchasers should make their own enquiries regarding any consents required.



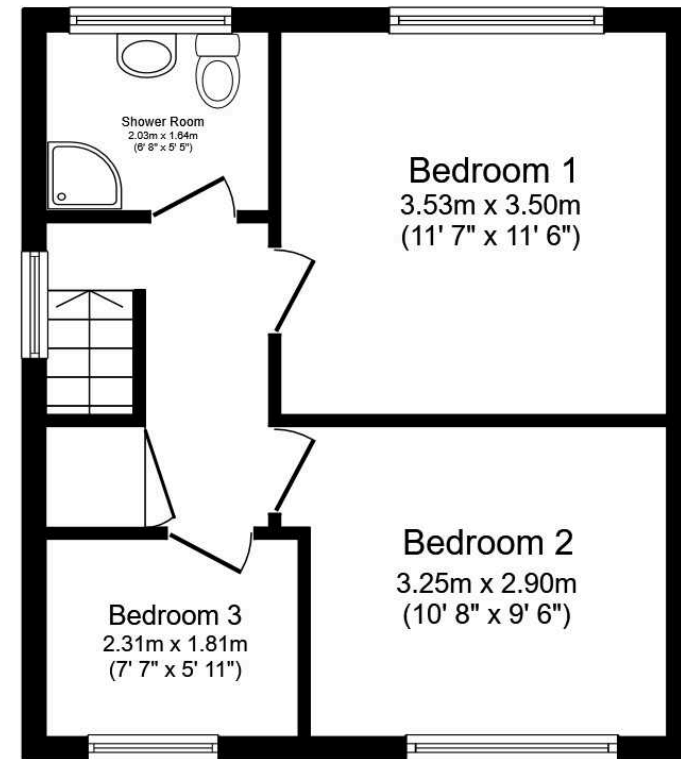
## Total floor area: 89.4 sq.m. (962 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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