



205 Windermere Way, Stourport-On-Severn, DY13 8PY

Situated on the highly desirable Burlish Park estate, this impressive detached home offers generous and versatile accommodation, making it an ideal choice for families looking for space to grow and a property to call home for years to come. Lovingly cared for by the same owners for over 30 years, the property presents a fantastic opportunity to acquire a well-established family home with flexible living spaces to suit a variety of needs.

The ground floor offers an excellent range of accommodation, comprising a welcoming reception hall, sitting room, separate living room, dining room, kitchen, conservatory, home office, useful storage room and cloakroom. This versatile layout provides ample space for both everyday family life and entertaining guests. Upstairs, the property boasts five well-proportioned bedrooms, plus bathroom and ensuite shower room. Externally, the property benefits from generous off-road parking to the front and an attractive rear garden, providing an excellent space for outdoor relaxation, family activities and entertaining during the warmer months.

The location is particularly appealing, with Burlish Primary School and Stourport High School nearby, alongside a range of local amenities, including a convenience store. The nearby Burlish Top Nature Reserve offers a wonderful opportunity to enjoy the outdoors, while excellent road links provide convenient access to Kidderminster, Bewdley and Stourport town centre.

Combining spacious accommodation, a versatile layout and a sought-after residential setting, this is a fantastic opportunity to secure a substantial family home with plenty of potential to make it your own. Early viewing is highly recommended to fully appreciate the space, flexibility and lifestyle this property has to offer.

EPC rating: D - Council Tax Band: D

Offers Around £435,000

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Entrance Door

Situated beneath a canopy, having a double glazed side panel and opening to the hall.

Reception Hall



The spacious reception hall offers a welcoming start to the home with a radiator, central staircase to the first floor, coving to the ceiling, doors to the office, sitting room, living room, dining room and cloakroom.

Sitting Room

12'5" max into bay x 11'9" (3.80m max into bay x 3.60m)



Having a double glazed bay window to the front, wall mounted electric fire and radiator.

Living Room

14'1" x 12'1" (4.30m x 3.70m)



Having a double glaze sliding patio door to the conservatory, feature log burner inset to brick fireplace, coving to the ceiling and radiator.



Conservatory

9'10" x 12'5" (3.00m x 3.80m)



Bathed in natural sunlight from the glazed roof, the conservatory provides an ideal spot to relax and enjoy views of the garden. With double-glazed windows to the side and rear plus tiled flooring and double-glazed French doors opening onto the rear garden.



Dining Room

9'10" x 9'6" (3.00m x 2.90m)



Having a double glazed window to the rear, radiator, understairs storage cupboard and door to the kitchen.

Kitchen

19'8" x 7'10" (6.00m x 2.40m)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in over and hob with hood over, breakfast bar, integrated slim-line dishwasher, built-in space for tumble-dryer, plumbing for washing machine, double glazed windows to the side and rear, radiator, store cupboard, and door to the rear garden.

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Store

Having a double glazed window to the side, wall mounted Worcester 'Combi' boiler and a cupboard.

Cloakroom



Fitted with a w/c and wash basin.

First Floor Landing

A light and spacious landing offering a loft hatch and doors to all bedrooms and bathroom.

Bedroom One

13'1" x 11'9" (4.00m x 3.60m)



Having a double glazed window to the front, radiator and coving to the ceiling.

Office

10'2" x 7'10" (3.10m x 2.40m)



Located from the reception hall, with a double glazed window to the front and door to the store.

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Bedroom Two

12'1" x 10'9" inc. w/robe (3.70m x 3.30m inc. w/robe)



Having a double glazed window to the rear, fitted wardrobes with sliding mirrored doors, radiator and door to the ensuite shower room.

Bedroom Three

9'10" x 9'6" (3.00m x 2.90m)



Fitted with a fixed single bed frame, double glazed window to the front, radiator and coving to the ceiling.

En Suite Shower Room



Fitted with a shower enclosure, wash basin set to base unit, w/c with concealed cistern, heated towel rail, glass block work, and tiled walls.

Bedroom Four

7'10" x 10'5" to w/robe (2.40m x 3.20m to w/robe)



Having a double glazed window to the front, fitted wardrobe with sliding mirrored doors, radiator and coving to the ceiling.

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Bedroom Five

11'5" max, 9'2" min x 7'10" max (3.50m max, 2.80m min x 2.40m max)



Having a double glazed window to the rear and radiator.

Bathroom



Fitted with a suite comprising a bath with shower attachment to the taps, w/c with concealed cistern, pedestal wash basin, airing cupboard with radiator, tiled walls, heated towel rail and double glazed window to the rear.

Rear Outlook



Outside



Having a lawn and tarmacadam driveway providing off road parking and gated side access.



Rear Garden



An attractive feature of the property is its particularly generous rear garden, offering excellent outdoor space for a property on the Burlish Park estate. A patio area immediately to the rear of the property leads onto an initial lawn, beyond which lies a secluded patio area with a small pond, providing a peaceful spot to relax. A pathway continues through to the expansive garden beyond, which boasts a variety of established trees and shrubs, along with a sectional shed and a timber shed, offering useful storage.



Rear Elevation



Council Tax

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

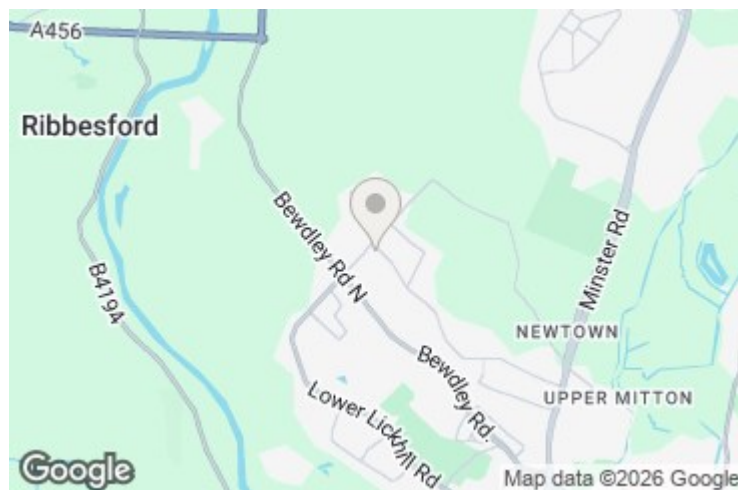
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

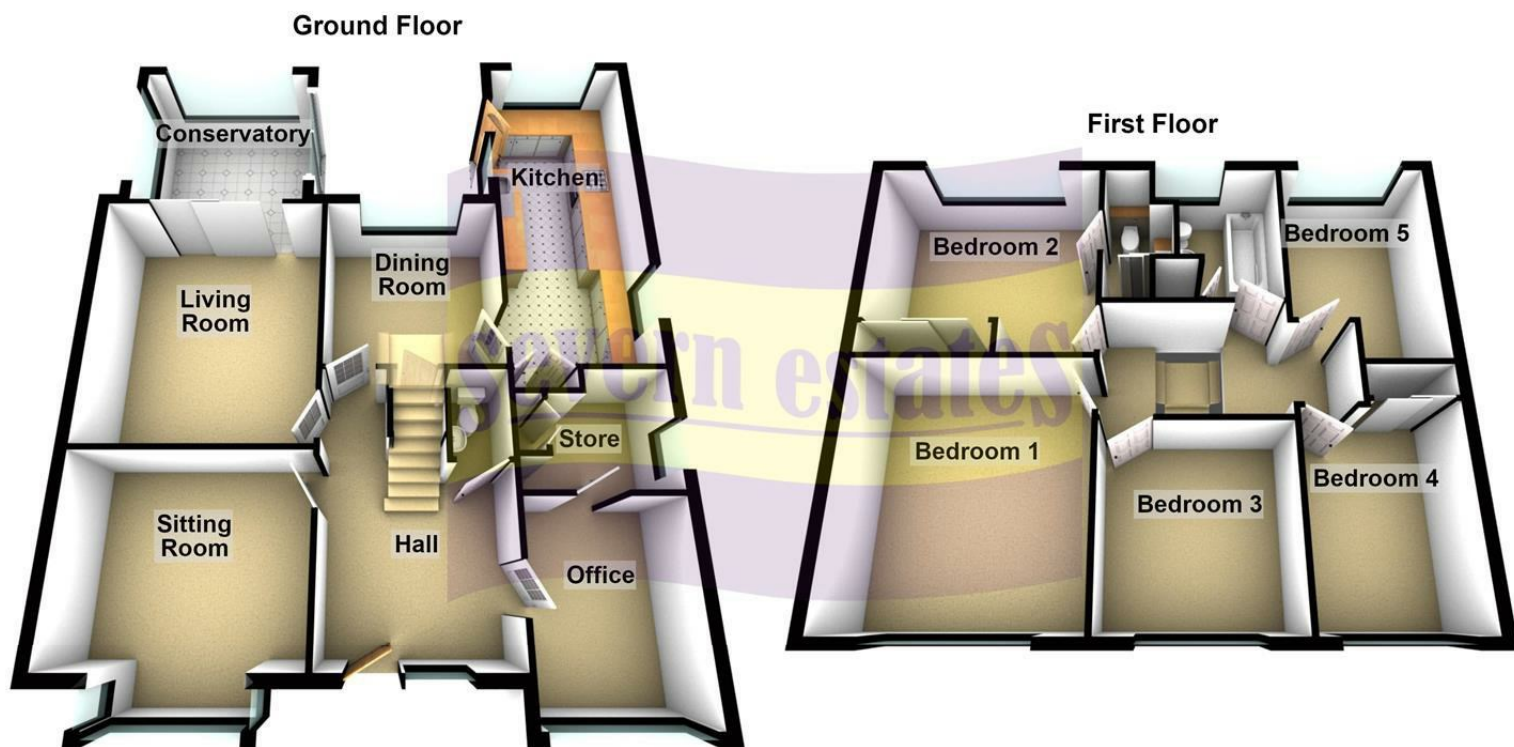
Disclaimer

MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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RF-241026-V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	