

AP MORGAN



**Britannia Gardens, Stourport-on-Severn**  
Guide Price £325,000

**Features:**

- Modern detached family home
- Cul-de-sac location
- Four well-proportioned bedrooms
- Lounge with bay to rear garden
- Contemporary fitted kitchen/dining/family room
- Family bathroom, modern en-suite & ground floor w/c
- Low maintenance rear garden
- Block paved driveway & garage with roller shutter door

**Description:**

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

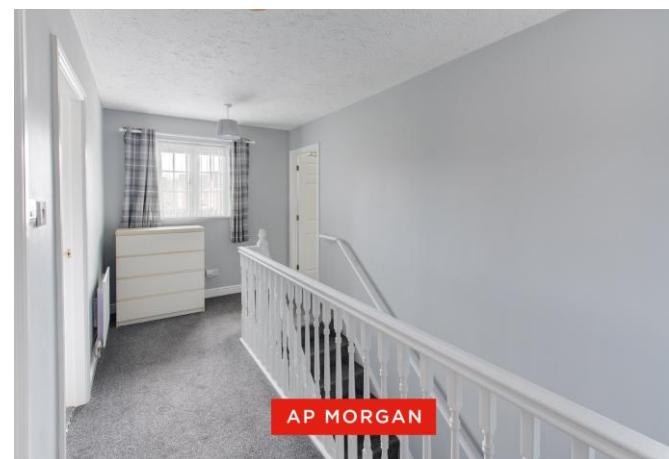
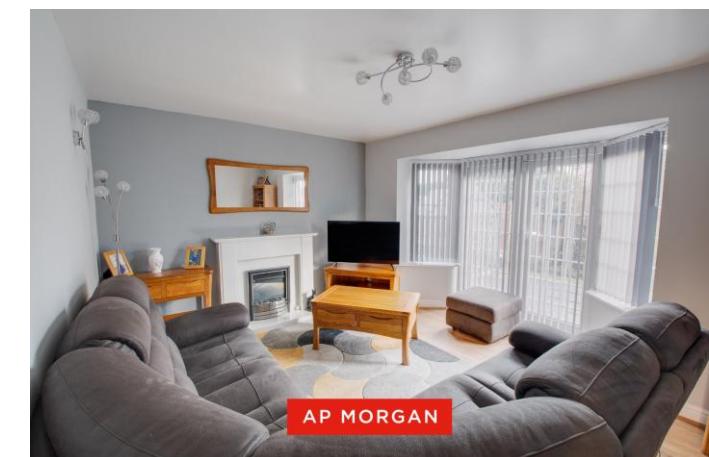
Situated in a modern and well-established residential setting, this well-proportioned detached family home offers thoughtfully arranged accommodation ideal for modern family living. The property benefits from a spacious layout, including a standout open-plan kitchen/dining/family room spanning the full length of the house, alongside four bedrooms, a garage and a private rear garden.

The property is approached via a driveway providing off-road parking and access to the integral garage, with an open canopy porch leading to the front door.

The entrance hall provides access to a ground floor guest WC and a well-proportioned living room featuring a bay window and double glazed French doors enjoying views over the rear garden. The heart of the home is a contemporary open-plan kitchen, dining and family room extending the full length of the property, creating an excellent sociable space for everyday living and entertaining. The kitchen area is complemented by a useful utility space.

To the first floor, a generous central landing gives access to four bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout is practical and well balanced, lending itself well to family use or those requiring home working space.

To the rear, the property enjoys a private, low maintenance garden laid to an initial paved patio seating area with a



greenhouse, leading to a small lawn with mature shrubbery to the rear adding to the privacy.

The property is conveniently positioned near open green spaces and well placed for access to local amenities, well-regarded schools and everyday facilities, while also offering ease of access to nearby road networks connecting to surrounding towns and countryside walks.

**Details:**

**Entrance Hall**

**Guest W/C**

**Living Room** 3.81 x 4.66 Max into bay

**Kitchen/Dining/Family Room** 8.24 x 2.89 Both max

**Garage** 5.15 x 2.49

**Bedroom One** 3.58 x 3.64 Max

**En-suite** 1.48 x 2.49

**Bedroom Two** 2.70 x 3.90 Max

**Bedroom Three** 3.40 x 2.85 Max

**Bedroom Four** 3.05 x 2.49 Max

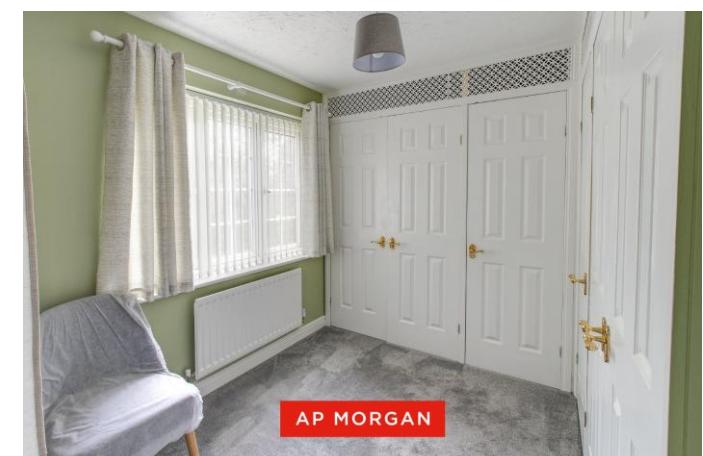
**Bathroom** 2.06 x 2.90 Max

**EPC Rating:** C

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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Property to sell?

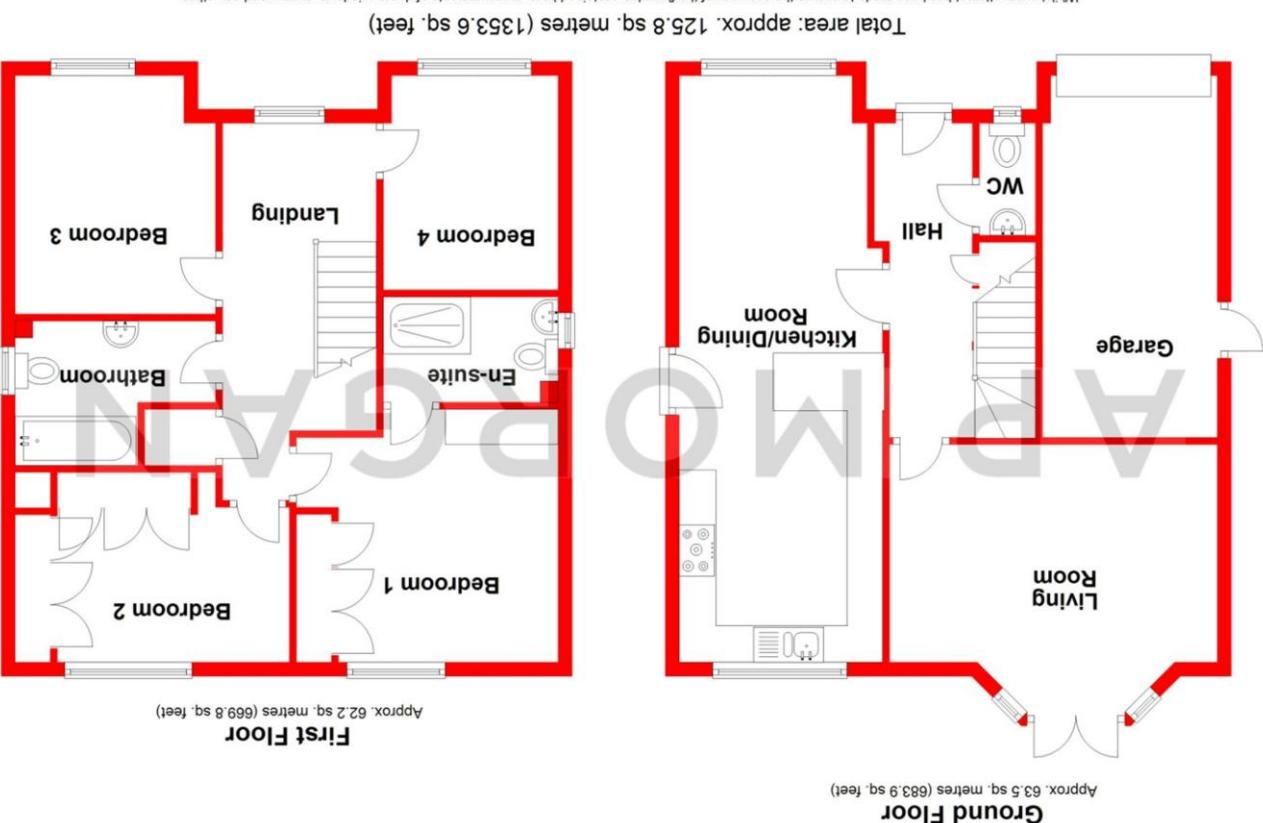
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