



32 Lickhill Road North

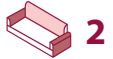
Stourport-on-Severn, DY13 8RP

Andrew Grant

32 Lickhill Road North

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Freehold

Guide Price £380,000

A rare opportunity to purchase this high quality dormer bungalow which enjoys amazing views to Stagborough Hill and Ribbesford woods.

KEY FEATURES

- Fantastic grounds around 1/4 acre
- Amazing rural views of fields and woodland
- Beautifully refurbished by the current owners
- Versatile dormer layout
- Large master bedroom with en suite
- Garage
- Parking

Set in delightful wrapround gardens of around 1/4 acre and has been completely refurbished by the current owners. Complimented by an excellent loft conversion.

This home's versatile layout includes large first floor master bedroom with en suite, ground floor bathroom and bedrooms, spacious kitchen and adjoining conservatory and living room. There is also a garage and parking to the rear.

Situation

Lickhill Road North is situated in the Burlish/Lickhill area, an extremely popular and well-respected suburb on the Bewdley side of town.





The property enjoys the most amazing rural views, taking in neighbouring fields and Ribbesford woods beyond.

From this location you have convenient access to local amenities, reputable schooling and beautiful nearby green spaces. Including the delightful Lickhill Memorial park less than a mile from the property and the beautiful Burlish Top nature reserve around 0.7 miles away.

Nearby public rights of way lead down to the banks River Severn which offers beautiful waterside rambles to Bewdley and Stourport.

The thriving town of Stourport is located around 1.2 miles from the property and offers a wide range of interesting shops, larger supermarkets, pubs and eateries, in addition to an array of attractions including a riverside play area/meadow along with the historic canal basin.

The historic town of Bewdley is just a few minutes by car from here and has so much to enjoy, including the Severn Valley steam railway and Wyre Forest nature reserve which can be accessed from a number of points around the outskirts of town.

Description

32 Lickhill Road North is a fantastic detached dormer property. All of the rooms are very spacious and incredibly light, with those at the front of the bungalow taking in the fantastic rural views.

As part of the improvements, an excellent loft conversion has been added which provides an incredibly spacious first floor master bedroom with accompanying en suite bathroom.

The dormer layout provides a great deal of flexibility to the accommodation, adaptable depending on the owner's requirements.

Approached by a covered porch to the front which leads to an enclosed double-glazed porch with tiled flooring and glazed front door accessing the hallway.

The L-shaped hallway has stairs rising to the first floor, tiled flooring and doors leading to the ground floor accommodation.

The main living room is incredibly spacious and light with fantastic rural views, having two double glazed bay windows to the front, French doors to side, brick fireplace with an electric fire, plus glazed double doors leading to the adjoining kitchen.

The breakfast kitchen is incredibly spacious and recently refitted, comprising matching wall and base units, 'Range' style oven with extractor above, work surfaces with ceramic sink, tiled flooring, two double glazed windows overlooking the rear, internal door leading to the utility and hallway and a glazed door out to the conservatory.

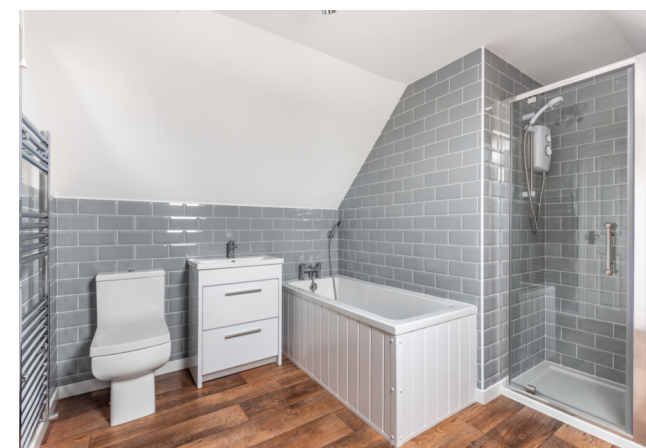
The adjoining utility area has tiled flooring, space and plumbing for a washing machine and vanity unit with sink and storage.

The double-glazed conservatory off the kitchen overlooks the delightful rear gardens and has tiled flooring, two contemporary wall lights and French doors leading to the garden.

Also, on the ground floor is a dining room which could be used as a third bedroom, with view to the rear garden.

Bedroom two is beautifully spacious and light with countryside views and French doors leading to the front gardens.

A contemporary shower room completes the down stairs accommodation, with tiled walls, shower cubicle and fitted furniture incorporating sink, storage and low-level WC with hidden cistern.



On the first floor is a fantastic master suite recently added by the current owners. This incredibly spacious double bedroom has three Velux windows, eaves storage and an adjoining spacious and contemporary ensuite bathroom, with panelled bath, shower cubicle, vanity unit, low level WC, 'Metro' style tiling, Velux window with rural views and a substantial storage cupboard which also houses the boiler.

Outside

The grounds are a real feature with mature wraparound gardens which are beautifully designed and planted.

The parking is located to the rear and is accessed via Worth Crescent. This area can cater for multiple vehicles and leads to the detached garage, accessed via an up and over door to the front and has power, lighting and door from the garden.

The amazing front and rear gardens are all very user-friendly, benefiting from total privacy and with those at the side and front of the bungalow enjoying the most amazing rural views.

The large rear garden has a shaped lawn with attractive ornamental pond and accompanying water feature, well stocked mature borders with myriad of plants including a Japanese Acer and various palm trees, a greenhouse, archway and gate from the parking area and a winding pathway leading to rear of the bungalow.


To the side of the property is a raised patio positioned to take in the fantastic views, and at the front can be found another extensive area of garden comprising a two-tier lawn, delightful ornamental pond, many shaped bushes and neatly maintained hedging, with a pathway and gate leading to Lickhill Road.



Directions

Find and navigate to the exact location of this property by searching its 3 word address:
[///tonality.rock.readjust](https://tonality.rock.readjust)

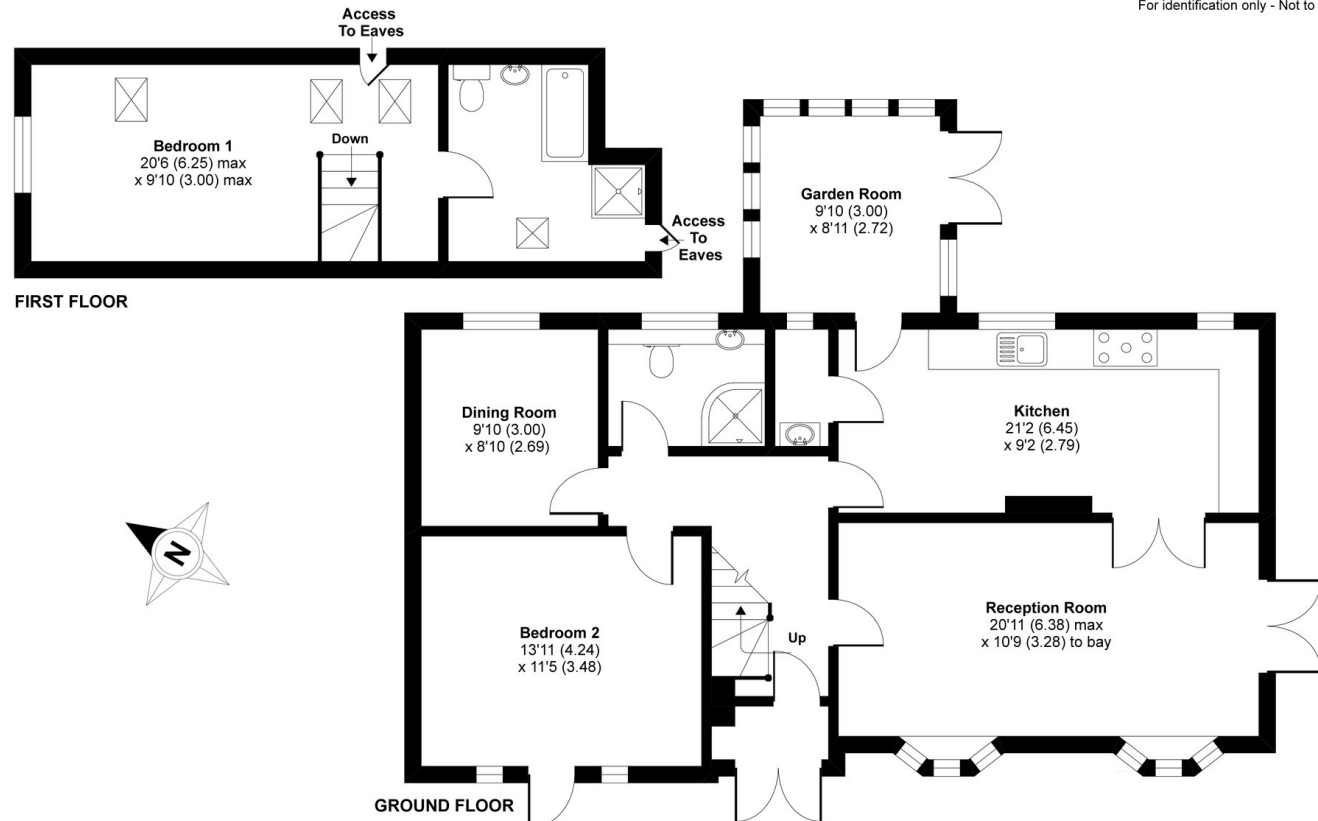
Using the free what3words app
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Lickhill Road North, Stourport-on-Severn, DY13

Approximate Area = 1271 sq ft / 118 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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