



3 Snuff Mill Walk, Bewdley, Worcestershire

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### 3 Snuff Mill Walk Bewdley Worcestershire DY12 2HG

A wonderful family house in a highly sought after residential area.

Reception Hall, Cloakroom, Large Sitting Room, Magnificent Dining Kitchen, Garden Room/Conservatory, Utility Room, Workshop.

4 Bedrooms, Bedroom 5/Studio, En-suite Shower Room and Family Bathroom.

In all about 2366 sq.ft

Garage, Block Paved Driveway, Attractive Landscaped Gardens, Splendid Views.

#### Situation

The property is ideally situated in a no-through road in one of Bewdley's most fashionable addresses.

Bewdley is a picturesque and very desirable riverside town with some remarkable historic period buildings. It provides an extensive range of amenities including everyday shopping facilities, a number of independent restaurants and public houses, junior and senior schools. More extensive amenities can be found in the Wyre Forest town of Kidderminster together with the cities of Worcester and Birmingham.

The property lies a short driving distance from the beautiful Wyre Forest which provides many rewarding walks together with superb biking and riding opportunities.

From its elevated position the house commands some lovely views over the surrounding valley including a very nice glimpse of St. Anne's parish church.

Kidderminster has an excellent rail link to Worcester, Birmingham and London. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold.

#### Description

This is a fabulous 1970's house with generous double glazed family accommodation. It has been extensively refurbished over the period of the last 8 years to include a new dining kitchen.

The entrance hall leads to the large reception hall with oak floor. There is a cloakroom.

The impressive full length sitting room has an oak floor which is presently carpeted. There is an attractive Clearview wood burning stove.

The real focal feature of the house is the fantastic and substantial dining kitchen with huge central island unit. The kitchen opens directly into a double-glazed conservatory/garden room. Both rooms have under-floor heating.

The first floor provides a splendid large gallery landing with walk-in linen cupboard, air conditioning and glorious views. There are four principal bedrooms, the master with range of fitted wardrobes. The excellent en-suite shower room has a walk-in shower/wet room. The splendid large family bathroom includes a roll-top bath and substantial walk-in tiled shower cubicle. In addition there is a studio/bedroom 5.

#### Outside

Block paved driveway.

Garage with electronically controlled up and over door, power and lighting.

Side workshop.

#### Gardens

The attractive landscaped gardens include a fore-garden with a variety of shrubs, plants, young specimen trees, paved steps and lighting.

Twin side access.

The delightful rear garden provides a block paved path and terrace with steps leading up to a lawned garden with timber.

### GENERAL INFORMATION

#### Services

Mains water, electricity, gas and drainage. Gas fired central heating via a condensing boiler. There is an alarm.

#### Local Authority

Wyre Forest District Council Tel: 01562 732928

#### EPC Rating

The EPC was carried out in November 2015 with a rating 70/C; potential 77/C.

#### Viewing

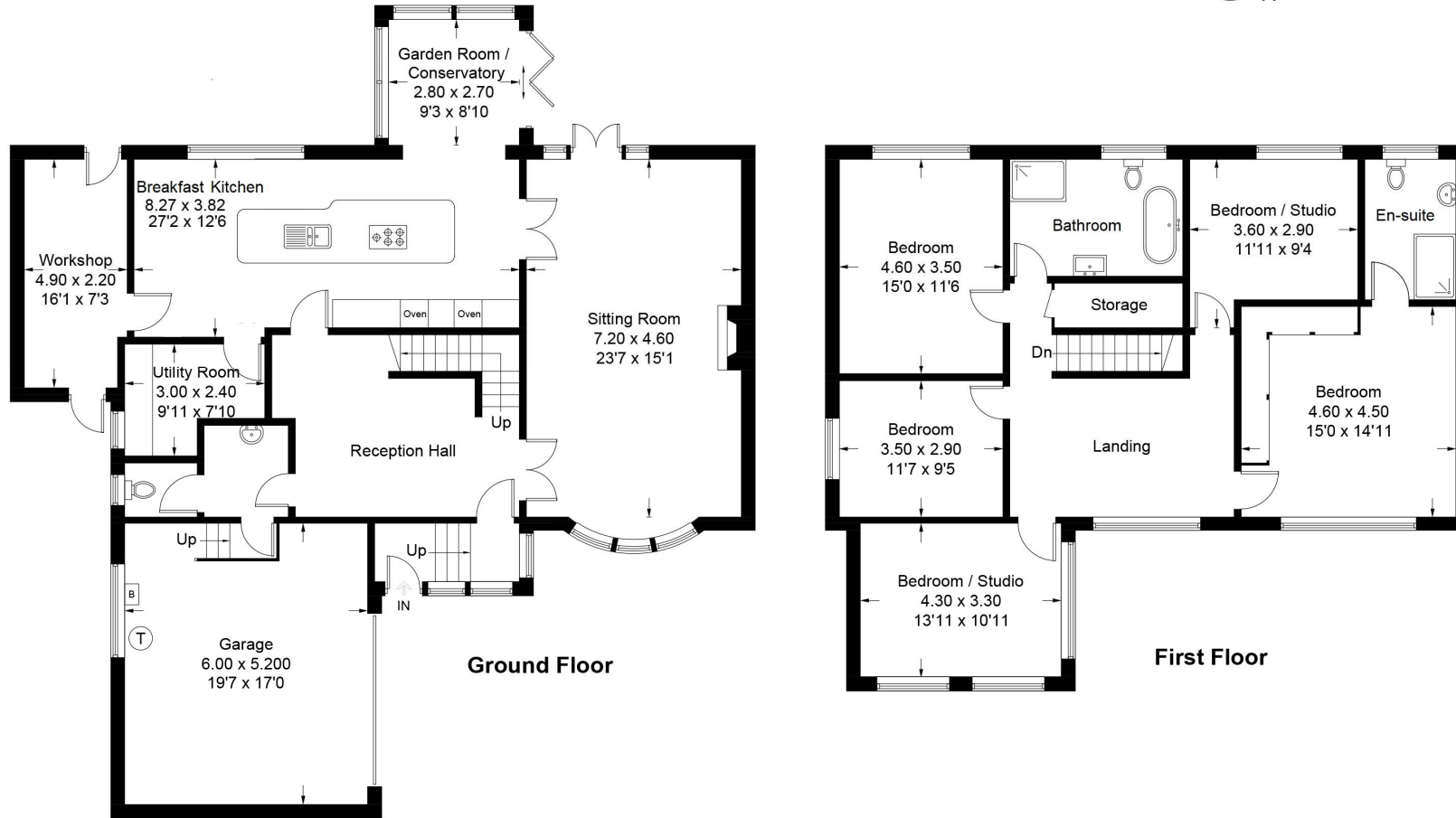
Via the Sole Agent's Great Witley Office Tel: 01299 896968.

#### Directions

From Kidderminster take the A456 and proceed into the town of Bewdley. Continue over the River Severn Bridge and into the centre of the town. Pass St. Anne's Church before taking an immediate left hand turn into Park Lane. Proceed along Park Lane up the hill before turning left into Snuff Mill Walk.

### 3, Snuff Mill Walk

Approximate Gross Internal Area = 219.9 sq m / 2366 sq ft  
(Excluding Garage / Workshop)



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