



6 Cheviot Close | | Stourport-on-Severn | DY13 0NX

Asking Price Of £245,000

The sumptuous feel of gravel under tyres welcomes you onto the drive of number 6 Cheviot Close. One of the most sought after roads in the choice area of Areley Common. Property in this road rarely comes to market.

Set on the outer reaches of Stourport town the village of Areley Common has a grocery store, pharmacy, vets, post office and parish hall. St Bartholomew's Parish Church is near by at Areley Kings.

The surrounding area is open country side with spectacular walks and scenery.

The attractive dormer home is a well built three bed with generous family living space, three very good sized bedrooms with an ideal garden for pets and children to play safely. There is also a garage for those weekend tinkering.

- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- CENTRAL HEATING
- GARAGE & DRIVEWAY
- GARDEN FRONT AND REAR



Property Description

APPROACH

The driveway has room for several cars. The neatly kept border, home to mature shrubs, adds soft edging and shape to the gravel drive.

ENTRANCE HALL

7' 10" x 5' 2" (2.41m x 1.58m) Shake off the Autumn chills and step inside your warm and welcoming home via a well proportioned hallway, plenty of space for coat hooks and shoe racks.
Straight stairs off the entrance hall, door to living room.

LIVING ROOM

28' 6" x 10' 9" (8.69m x 3.28m) This is the perfect room for those large family events, the 28 ft living room will easily fit the family, extended family, neighbours and friends, overflow into the garden through the large sliding patio doors for those long later summer BBQs.

At this time of year we are of course more inclined to having a cozy night in with a hot chocolate by the living flame gas fire. So with a clever use of furniture this room can easily provide a dining area and snug living space.

KITCHEN/BREAKFAST ROOM

11' 9" x 9' 6" (3.60m x 2.92m) A range of base units run the length of the kitchen, the current kitchen has solid oak doors and complimentary cream worktops. The checked tiling to the splash back areas give a lovely cottage feel while the large double glazed window floods natural light onto your culinary skills.

There is plenty of room for a breakfast table, pop on the radio while you have your morning tea and toast.

There is a new oven and hob, stainless steel sink unit with mixer tap.

PANTRY

Bang on trend, pantries are the in thing! Who wouldn't want that extra space.

4 wall shelves - perfect for storing jams/ pickles or hiding the treats.

SIDE PASSAGE

Through the kitchen you will discover the side passage that leads to the front and rear of the house and the garage.

There is some scope here for your imagination, perfect for utility or boot room.

MASTER BEDROOM

14' 4" x 10' 7" (4.37m x 3.25m) The master bedroom overlooks the front of the property, a large double room with neutral decor for a peaceful nights sleep.

The new grey carpet gives that extra luxurious feel.

BEDROOM TWO

14' 2" x 8' 10" (4.32m x 2.70m) Bedroom two is another double room, this one overlooks the garden and has a built in double wardrobe. The neutral decor and lavender carpet make this a calm and inviting room.

BEDROOM THREE

12' 4" x 11' 11" (3.78m x 3.65m) Another really good size for the third bedroom, situated over the garage and overlooking the front drive. This bedroom has neutral decor and would make a great bedroom, nursery or study.

BATHROOM

The family bathroom has a white suite comprising: low level WC, pedestal wash hand basin and paneled bath with electric shower over. The dual aspect helps to bring in natural light, the calm neutral decor makes this a very pleasant place for a relaxing soak.

LANDING

The landing has storage cupboards one housing a water tank. Doors to bedrooms/ bathroom and a loft hatch to a fully boarded out loft.

GARAGE

The garage has an up and over door, power and lighting. There is a door to the side passage, there is also a second large opening into the side passage.

Ideal for extra parking, super workshop or maybe conversion into another room?

GARDEN

Stylishly landscaped for easy maintenance, the block paved patio runs the width of the garden so bags of room for BBQ and seating. A diagonal path through the garden adds an asymmetric aspect to the lawn. Further slabbed area and mature borders make for a nicely designed outside space. The secure side passage makes this a safe space for children and pets.

SERVICES

All mains services are connected to the property.

VIEWING

Viewings via Toner Estates ltd 01562 746767 or email
info@tonerestates.com

TENURE

This property is freehold - This will be verified by your solicitor.

USEFUL INFORMATION

The property has gas central heating, the boiler is situated in the side passage and has had yearly inspections.

Council Tax is Band C



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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements