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10 Braeburn Close, Stourport-On-Severn, Worcestershire, DY13 8DQ

We are delighted to offer For Sale this modern detached house which is located on the 'Hamlet Place' estate built by Messrs 'Redrow Homes' circa 2014 and benefits from the remaining balance of the NHBC certificate. Situated along a cul-de-sac on a corner position it offers a quiet, yet convenient location for the local schools and road networks. The internal accommodation is immaculately presented by the current owner and briefly comprises a lounge, open plan living area, kitchen area, utility and cloakroom to the ground floor, to the first floor there are four good sized bedrooms, master with ensuite and a family bathroom. Benefiting further from double glazing, gas central heating, rear garden, off road parking and detached garage. Call and book your viewing today to avoid missing out on this great family home. EPC band B.

Offers Around £350,000

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Entrance Door

Being composite double glazed and opens into the reception hall.

Reception Hall

9'6" x 6'10" (2.9m x 2.1m)

Having a double glazed window to the front, staircase to the first floor landing with wooden spindle balustrade, radiator, doors to the lounge, open plan living area and the cloakroom.

Cloakroom

5'6" x 4'3" (1.7m x 1.3m)



Fitted with a white suite comprising a wall mounted wash hand basin, W/C, radiator and a double glazed window to the front.

Lounge

16'4" x 11'9" (5.0m x 3.6m)



Having a double glazed window to the front and electric fire suite.

Lounge



Open Plan Living Area

25'3" x 12'1" (7.7m x 3.7m)



Kitchen Area



Fitted with a range of wall and base cabinets with white gloss

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fronted doors and dark marble effect worksurface over, one and a half bowl sink unit with mixer tap, built in stainless steel oven and microwave, gas hob with hood over, integrated fridge / freezer and dishwasher, tiled flooring, double glazed window to the rear, door to the utility and walkthrough to the dining area.

Kitchen Area



Utility Room

6'2" x 5'6" (1.9m x 1.7m)



Fitted with wall and base cabinets having white gloss fronted doors with dark marble effect work surface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, tiled flooring and composite double glazed door to the side.

Dining Area



Having tiled flooring, double glazed double door to the rear with side panels and two radiators.

First Floor Landing

Having wooden spindle balustrade, access to the loft space and doors to the bedrooms and bathroom.

Bedroom One

13'5" min x 11'9" min (4.1m min x 3.6m min)



Having a double glazed window to the front, radiator, built in wardrobes and door to the ensuite shower room.

Ensuite Shower Room

8'2" x 4'3" (2.5m x 1.3m)

Having a white suite comprising of a shower enclosure with tiling and wall mounted thermostatic shower, wall mounted wash hand basin, W/C, chrome heated towel rail and double glazed window to the side

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Bedroom Two

12'5" x 9'2" (3.8m x 2.8m)



Having a double glazed window to the front, built in wardrobes and radiator.

Bedroom Four

9'2" x 7'6" (2.8m x 2.3m)



Having a double glazed window to the rear and radiator.

Bedroom Three

11'1" x 9'6" max (3.4m x 2.9m max)



Having a double glazed window to the rear and radiator.

Family Bathroom

10'9" max 7'10" min x 5'10" max (3.3m max 2.4m min x 1.8m max)



Having a white suite comprising of a panel bath with thermostatic bar shower and screen over, wall mounted wash hand basin, W/C, part tiled walls, chrome heated towel rail, double glazed window to the side and door to the airing cupboard.

Outside

Detached Garage

Having an up and over door to the front

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Rear Garden



Tenure - Not Verified

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

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

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.

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.

Rear Garden



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.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-07/11/20-V1

Rear Elevation



Ground Floor



First Floor



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