



23 Hilltop Avenue | | Bewdley | DY12 1HY

Asking Price Of £330,000

Situated on a spacious corner plot this newly refurbished stylish bungalow is the perfect blend of contemporary living within a traditional residential setting. A thoughtfully designed layout tastefully finished and ready to move into. Extensive wrap around gardens hold further potential for development. If you are looking for practical living spaces and clean crisp designs then welcome to 23 Hilltop Avenue.

- TWO BEDROOMS
- OPEN PLAN LAYOUT
- LARGE GARDENS
- CENTAL HEATING
- GARAGE



## Property Description

### A WARM WELCOME AWAITS

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### APPROACH

As you make your way up the private tarmac driveway you are warmly greeted by the newly built porch adding structure to the front elevation in front of you.

An abundance of parking with further parking to rear of property allows for 5 Vehicles.

### ENTRANCE PORCH

perfect storage for an abundance of coats, shoes and sport kits.

### KITCHEN

15' 5" x 9' 0" (4.7m x 2.75m) Into the open-plan kitchen-living room flooded with natural light.

The fitted kitchen is "fairford Cashmere" by Howdens Kitchens, with worktops in Flittenweiss quartz.

Fitted with double ovens, microwave, integrated Fridge freezer and all your necessary appliances, along with those special touches like pull out spice racks and carousel units. The large island unit splits the space, creating both storage, cooking prep with hob and stainless steel extractor and breakfast bar making cooking a social event!

The double Belfast sink with stainless steel mixer tap and plate rack give a nod to a warm country vibe which further compliments the colouring of the engineered oak flooring.

White UPVC windows are the the side elevation

Spot lighting to ceiling

Kitchen fitted in 2021

Glow worm boiler fitted in 2021 with 10 year guarantee

### LIVING ROOM

18' 8" x 10' 11" (5.7m x 3.35m) In keeping with the flexible living the oak floor continues into the living room along with the complimentary decor finished in Dulux - "Timeless"

Get ready for movie nights, snuggled in front of the television, or dinner with friends around the dining table all in this warm family space where entertaining is easy and relaxed.

Door leading from the living room to the inner hallway - Howdens Dordogne in white

### MASTER BEDROOM

11' 5" x 10' 0" (3.48m x 3.06m) Sleep soundly in this principle bedroom situated at the rear of the property with views out over the rear garden. Hamonising with the rest of the decor the oak flooring and soft hues continue.

Built in wardrobes leave ample space for your free standing furnishings.

White central heating radiator

Ceiling light point

Door to inner hallway is: Howdens Dordogne in white

### BEDROOM TWO

12' 11" x 8' 5" (3.94m x 2.57m) Step into the second bedroom onto soft grey flooring. Suitably big enough for a bedroom or office space overlooking the rear garden.

White UPVC double glazed window

Ceiling light point

White central heating radiator

Decor is Dulux "Timeless"

Bedroom door is: Howdens Dordogne in white

### BATHROOM

Relax in comfort in the modern luxury of the bathroom with paneled bath with rain shower over.

Stylish fittings finish the bathroom in soft grey floor tiles and



complimentary metro wall tiles.

The marble effect vanity unit has storage below a bowl basin with stainless steel mixer tap.

Chrome towel rail

White painted walls and woodwork

Low level WC

Bathroom door is: Howdens Dordogne in white

#### GARAGE

The large garage can easily house one car and has ample storage space.

Rear access to the garden and electric door.

The garage has power and lighting and could be used as a workshop.

#### GARDEN

The wrap around garden is a blank canvas for your imagination. With so much space and scope the possibilities are endless

Planning for a side extension was granted but has now lapsed.

There is a small paved area with potting shed and gates to both sides of the property.

#### INNER HALLWAY

The inner hall has a useful utility cupboard housing the washing machine and dryer.

There is also a large loft space with access via a pull down loft ladder

#### TENURE



## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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