



The Gate House

WALTON & HIPKISS

Established 1929

Premier Homes

**The Gate House, 59 Round Hill Wharf,
Kidderminster DY11 6US**



59 Round Hill Wharf, Kidderminster is approached on the corner of this private development in the central heart of Kidderminster close to the town centre and canal network, mature shrubbery to the side with raised planted borders, double width off-road parking area, steps up to the open front entrance with an opaque UPVC composite front door with double glazed composite UPVC window to side leading into the reception hallway.

Reception Hallway:

Having coving surrounding the ceiling, a single ceiling light point, ceramic flooring, a wall mounted fitted radiator, Hive home heating and a door opening outwards leading into the downstairs cloakroom.

Downstairs Cloakroom:

Having a UPVC double glazed opaque window to the rear elevation, ceramic tiled flooring throughout, a closed coupled low level flush WC, wash hand basin with mixer tap over, a range of professionally fitted bathroom cabinets with complementary splashback tiling, two inset ceiling spotlights and a wall mounted fitted radiator.

Doors then open out into:

Kitchen with open access to the Dining Room or Dining Kitchen Area: Through sizes 17' 5" (max) x 10' 2" (max)
Having a double aspect view.

Kitchen Area: 10' 1" (max) x 7' 9" (max)

Having a double glazed UPVC composite window to the front elevation, ceiling inset spotlights, a range of wall, drawer and base units with roll topped work surfaces and complementary splashback tiling, space for a double fitted fridge, space for washing machine and further space for dishwasher, a four ring electric induction hob inset into the work surface area with Ariston stainless steel oven beneath, Ariston stainless steel light and extractor fan above with stainless steel splashback, a one and a half bowl sink and drainer inset into the work surface area with mixer tap over, ample power points and an open archway leading through into the dining room.

Dining Room: 10' 0" (max) x 8' 3" (max)

Having a double glazed UPVC window to the rear elevation, a wall mounted double fitted radiator, coving to ceiling, a single ceiling light point, continuation of ceramic flooring throughout and ample power points within the room.

Family Lounge: 14' 7" x 14' 0" (max)

Having a double glazed UPVC composite window to the front elevation, coving surrounding the ceiling, double glazed UPVC French doors leading onto the rear garden with UPVC double glazed windows to either side, a living flame gas fire set onto a raised hearth with brick surrounding Adam style fireplace set onto to chimney breast, a single ceiling light point, a double fitted radiator, power points, TV aerial points and internet connections.





Landing:

Stairs lead up from the reception hallway onto the landing having coving surrounding the ceiling, a single ceiling light point, a wall mounted fitted radiator and doors that lead off into:

Bedroom One: 16' 8" (max) x 12' 8" (max)

Has further stairs leading up to a gallery view surrounding the bedroom which is very unique with vaulted ceiling and inset spotlights, a double glazed UPVC window to the rear and side elevations with double opening French doors leading onto a balcony to the front having views of the surrounding area and canal network, inset ceiling spotlights surround the bedroom, fitted wardrobes, inset lighting, a wall mounted double fitted radiator with door opening inwards to an en-suite shower room.

En-Suite Shower Room:

Having a double glazed opaque UPVC window to the rear elevation, inset spotlights, an enclosed shower cubicle with ceiling to floor tiling with decorative tile to centre, ceramic flooring, part tiled walls with decorative tile to edge, a close coupled low level flush WC, a pedestal wash hand basin with mixer tap over and a ceiling mounted extractor fan.

Bedroom Two: 13' 11" (max) x 9' 4" (max)

Having a double glazed UPVC window to the front elevation with a fitted radiator beneath, a single ceiling light point and ample power points.

Family Bathroom: 13' 11" (max) x 9' 4" (max)

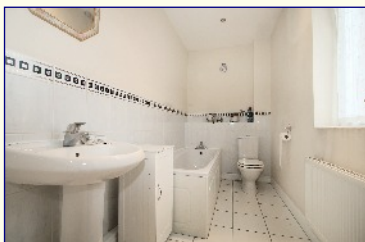
Having access to a loft storage area, inset ceiling spotlights, double glazed UPVC opaque window to the rear elevation, a fitted radiator, a ceramic tiled floor, part tiled walls with decorative edge, panelled bath, low level flush WC and a pedestal wash hand basin with mixer tap.

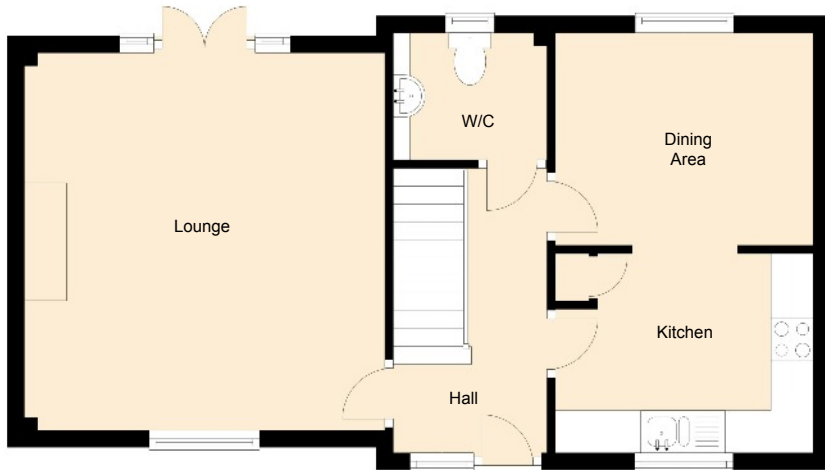
Rear Garden:

Being of an "L" shape with a good sized patio and entertaining area, brick walls surrounding, low maintenance shaled garden with sitting area to the rear, planting to side with mature shrubbery and outside lighting to the garden.

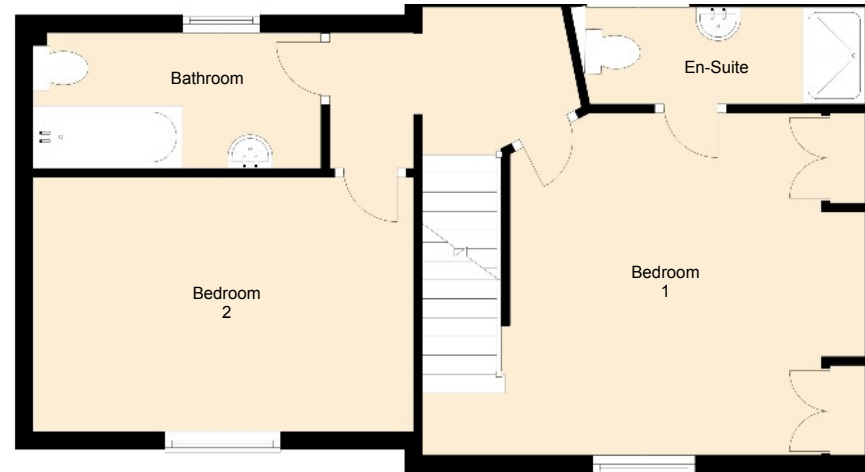
TENURE:

The property is Freehold

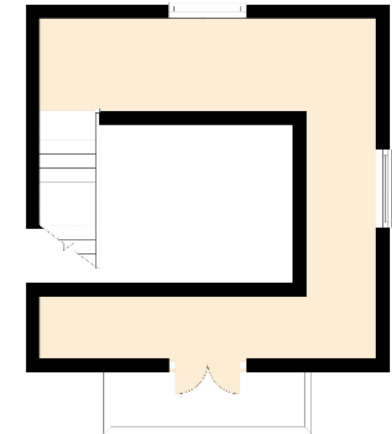




Ground Floor



First Floor



Second Floor

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating: Current: F Potential: B (79)</p> <p>Environmental (CO₂) Impact Rating: Current: D Potential: B (74)</p>			
<p>Scotland EPC Directive 2002/91/EC</p>			

This EPC is available to download from the online details, related to this property at www.waltonandhipkiss.co.uk

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