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**The Close**  
Enville



Cornerways, 17 The Close, Enville DY7 5HX

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Cornerways is a large executive Detached 5 Bedroom Family Home with Double Garage, set in the heart of this delightful South Staffordshire Village of Enville and as the name suggests, occupies a corner position to The Close, side onto Blundies Lane with delightful countryside on the doorstep making this a great lifestyle change.

This substantial property is generous in size and extends to over 3000 sq ft. The current owners have improved, updated and re-appointed making this an ideal, move in ready home and is well worth internal inspection to fully appreciate.

Set behind a generous block paved Driveway providing excellent off road parking, you enter the property through a good size Porch, giving immediate access to the Refitted Guest Cloakroom. The Reception Hall gives a great first impression being light and airy with its rear vaulted ceiling with Velux roof windows and there is a feature 2 flight staircase with glass balustrade leading off to the 1<sup>st</sup> Floor. The large Lounge features a multi-fuel burner and bi-fold doors opening to the Garden and there is also a more than generous Dining Room, accessed from both the Hall and the Lounge. A separate Sitting Room on the other side of the Hall also has rear bi-fold doors to the Garden. There is a Charles Yorke bespoke Breakfast Kitchen having a good range of units with granite worktops and centre Island and includes a range cooker and side bi-fold doors. There is a separate fitted Utility room which gives access to the Garden. The 1<sup>st</sup> Floor is equally impressive with its Gallery Landing and there is Principal Bedroom which also features a refitted En-Suite Bathroom. There are 4 further Bedrooms and a refitted House Bathroom. The Double Garage has the benefit of 2 electric up and over doors and there is an external door with staircase leading to a Cinema Room above.

OVERALL, THIS IS A MUCH IMPROVED FAMILY HOME IN A DELIGHTFUL LOCATION, BEING WELL APPOINTED AND SPACIOUS. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with part double glazed timber door and timber double glazed side screens, tiled floor, recessed ceiling lights, vertical radiator and door and screens to Hall. A door leads off to the refitted Guest Cloakroom having a white suite with WC having concealed cistern, semi recessed basin with vanity cupboards below, tall cupboard, wall mirror, tiled floor, obscure timber double glazed window and recessed ceiling lights.

The impressive Reception Hall has an oak floor with feature 2 flight staircase to 1<sup>st</sup> Floor with glass balustrade, two radiators with covers, vaulted ceiling to rear with two large Velux roof windows, rear bi-fold doors to Garden, recessed ceiling lights and doors leading off.

The generous size through Lounge has double doors from the Reception Hall, recessed fireplace having quarry tiled hearth and Aga multi fuel burner, double glazed bay window to side, two radiators with covers and side double glazed bi-fold doors to the Rear Garden. Small paned glazed doors give access to the separate Dining Room having double glazed side window, dado rail with panelling below, ceiling cornice and doors to the Reception Hall.

On the other side of the Hall, there is a separate Sitting Room with double glazed rear bi-fold doors to the Garden and ceiling cornice.













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The Breakfast Kitchen has been refitted with a Charles Yorke bespoke Kitchen in cream style with wall/base cupboards, contrasting granite worktops and upstands, Rangemaster range cooker with integrated cooker hood over, sink with Quookers tap, integrated Bosch dishwasher, housing with American style fridge freezer, granite centre island breakfast bar with cupboards and drawers below, recessed ceiling lights, tiled floor, radiator with cover, double glazed window and side double glazed bi-fold doors to Garden, under cupboard and wall display cupboard lighting and door to Utility Room.

The refitted Utility Room has a range of cream shaker style wall and base cupboards, granite worktops and upstands, Franke sink and mixer tap, timber double glazed side window, part double glazed timber side stable door to Garden, tiled floor and recessed ceiling lights.

On the 1st Floor, there is a Gallery Landing having glass balustrade to stairs, 2 loft access's both with ladder, Cupboard (with Megaflo hot water storage tank) and doors leading off to 5 Bedrooms and Bathroom.

The Principal Bedroom has a double glazed rear dormer window, loft access with ladder, air-conditioning vents and door and step to the En-suite.

The generous size refitted En-suite has a white suite including bath with TV, 2 sink bowls with walnut style vanity drawer below each, floating WC with concealed cistern, walk-in shower with side screen and waterfall shower, tiled floor with electric underfloor heating, walnut style double base cupboard, vertical radiator, tiled walls, obscure double glazed side dormer window and recessed ceiling lights.











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Bedroom 2 is a generous double size having side double glazed bay window and side double glazed dormer window, range of wardrobes and air-conditioning ceiling vents.

Bedroom 3 is another double size having a range of wardrobes, double glazed window and air-conditioning ceiling vent.

Bedroom 4 & 5 each have an air-conditioning ceiling vent with Bedroom 4 with double glazed side window and a range of wardrobes and Bedroom 5 having a double glazed front dormer window.

There is a refitted House Bathroom having a white suite including bath with TV, wide basin with vanity drawer below, floating WC with concealed cistern, large shower cubicle with curved screen doors and waterfall shower, vertical radiator, tiled floor with electric underfloor heating, obscure double glazed dormer window to front, shaver point and recessed ceiling lights.

Outside, there is a Double Garage having two single up and over electric doors, timber double glazed side window, Worcester gas central heating boiler, Store (below stairs) and pedestrian door to Garden.

Above the Double Garage and accessed from a pedestrian door from the Driveway with stairs leading to the Cinema Room having projector and screen, double glazed dormer window and circular window to front.

There is a large block paved Driveway providing ample off-road parking with lawn to the corner plot.

The Rear Garden is south facing having a paved patio leading onto lawn, wall to the rear and side wall with fence, side lawn, side patio areas and pathway to front with gate, side tap, shed and log store. At the rear there is a decking patio with covered area including hot tub with TV.

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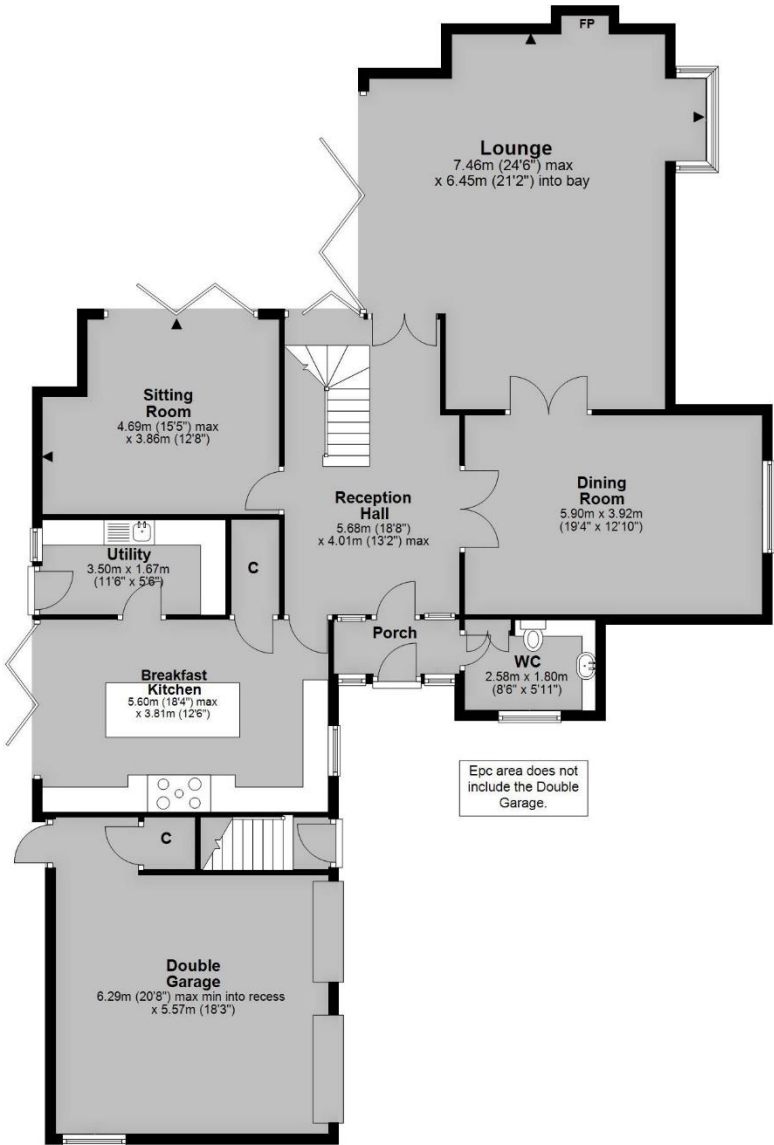
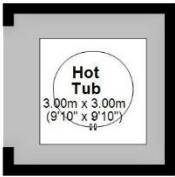




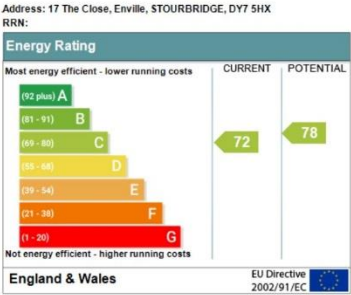
# FLOOR PLANS

**Ground Floor**  
Approx. 177.4 sq. metres (1910.0 sq. feet)

The Hot Tub building is not included in the area measurements.



Epc area does not include the Double Garage.



**First Floor**  
Approx. 134.5 sq. metres (1448.1 sq. feet)



Tenure: Freehold  
Council Tax Band: C





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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