



Summencourt Square, Kingswinford, DY6 9QJ

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Summercourt Square, Kingswinford, , DY6 9QJ

£799,950

Quietly tucked away at the head of a private cul-de-sac off Summercourt Square and offered with no upward chain, is this 'one of a kind' detached family home which has been substantially extended and expensively appointed throughout. Boasting an impressive open plan family kitchen area with vaulted dining area which opens out to a beautifully landscaped private rear garden, this stunning home is perfect for those family who love to entertain. Entering through to an inviting reception hall, the ground floor accommodation comprises a cosy snug with a log burner and French doors leading to the garden, home office/study, useful boot room with integrated appliances, cloakroom with WC and a separate utility room. At the heart of the home and located to the rear of the property is a wonderfully extended open plan kitchen family room with a fully fitted kitchen, sitting room with bespoke furniture and a vaulted dining area with underfloor heating and dual aspect patio doors leading to the rear garden. Located off the gallery landing are four impressive double bedrooms, two gorgeous en suites and a further Jack and Jill bathroom. Wrapping round the rear of the property is a beautifully landscaped low maintenance private rear garden offering plenty of areas to chill out and relax, including a secluded BBQ area, private patio, pergola ideal for a hot tub and two artificial lawns. With double gates leading from the private cul-de-sac, the front of the property has substantial driveway and an electric door leading to the garage. This exquisite family home is located on the countryside fringes of Kingswinford, is conveniently situated within walking distance of sought after schools and Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers.





#### **Front of the Property**

Situated at the head of a private cul-de-sac, the property is approached via double gates to the front and opens to a chipping stoned driveway with paved and shrub borders, leading to the property is a further resin print driveway with double composite doors leading to the hall, electric up and over door leading to the garage and a further gate to the side leading to the garden.

#### **Entrance Hall**

Entering through double composite doors this inviting reception has an oak staircase with glass balustrades, tiled floor, recessed spotlights, double glazed window to side, doors leading to various rooms, house alarm and a column central heating radiator.

#### **Cloakroom & WC**

With a door leading from the entrance hall and having useful space to hang coats there is a further door leading to a WC with tiled flooring, double glazed window to rear, WC, part tiled walls, tiled floor, recessed spotlights, wash hand basin and a traditional central heating radiator.

#### **Boot Room**

12'5" x 9'6"

This useful room situated off the hall has a range of bespoke wall and base cupboard units, full length integrated fridge and freezer, wine rack, frosted double glazed window to rear, recessed spotlights, door leading to the garage and a central heating radiator.

#### **Garage**

20'0" x 15'5"

With an electric up and over door to front, built in Hoover system, double glazed frosted window, loft access with ladder, hot water tap, boiler with megaflow water tank and a double glazed door to rear.

#### **Open Plan Kitchen Family Room**

32'5" x 16'0"

At the heart of the home and located to the rear of the property is a wonderfully extended open plan kitchen family room having separate living, dining and kitchen areas. At the centre of the expensively appointed kitchen is a 3.7 metre quartz work top, complete with breakfast bar which has fitted cupboards underneath. This stunning kitchen has a array of fitted appliances including, three electric ovens including one microwave oven, four warming drawers, induction hob with built in extractor above, hot water tap, integrated fridge, sink, double wine cooler and built in waste disposal. The kitchen has a host of wall and base cupboards units with further quartz work top with strip lights below. Perfect for those families who love to entertain, the sitting area has bespoke fitted furniture with engineered oak flooring, French doors leading to the garden, built in speaker system, three column style radiators, two double glazed windows CCTV television and a and door leading to the utility room.



**Dining Area**  
13'5" x 11'5"

Offering an abundance of natural light and opening from the kitchen area this gorgeous vaulted dining area has bespoke glass window, dual aspect patio doors leading to the garden and tiled flooring with underfloor heating.

**Utility Room**  
11'1" x 5'10"

With a door leading from the open plan kitchen area this useful separate utility room is fitted with a range of wall and base units, work surfaces, stainless steel sink, plumbing for washing machine, space for tumble dryer, space for american fridge freezer, tiled floor, double glazed door to rear garden, recessed spotlights and a central heating radiator.

**Office**  
11'1" x 5'10"

Perfect for those that work from home this impressive home office has fitted furniture including desk, drawers and wall cupboards, recessed spotlights, double glazed window to rear, laminate floor and a central heating radiator.

**Snug**  
16'8" x 14'5"

Located at the front of the property is this cosy snug which has a log burning stove with beam above and tiled hearth, double glazed bay window to front, karndean floor, double glazed french doors leading to the rear garden, recessed spotlights and a column central heating radiator.

**Gallery Landing**

With an oak staircase leading from the entrance hall with glass balustrades this beautiful light gallery landing has two double glazed windows to front, doors to various rooms, handy storage cupboard and recessed spotlights.

**Master Bedroom**

16'4" x 13'9"

This impressive master bedroom suite with vaulted ceiling has dual aspect double glazed windows to front and rear overlooking the garden, his and hers bespoke walk in wardrobes, recessed spotlights, door to the en suite and two central heating radiators.

**En Suite**

With a door leading from the master bedroom this stunning en suite has a walk in shower with waterfall shower head and separate shower attachment, feature tiled wall with built in shelving, his and hers sinks set into vanity unit, shaver point, bath with separate shower attachment, tiled floor and walls, double glazed window to rear, extractor fan and two chrome heated towel rails.





**Bedroom Two**  
12'5" x 9'6"

With a door leading from the landing and open to dressing area with fitted wardrobes, double glazed window to rear, door leading to the en suite, recessed spotlights and a central heating radiator.

**En Suite**

With a door leading from bedroom two this beautiful fitted en suite has a walk in shower with waterfall shower head and separate shower attachment, wash hand basin set into vanity unit, WC, fully tiled walls and flooring, shaver point, chrome heated towel rail, recessed spotlights and a double glazed to the rear,

**Bedroom Three**

14'9" (into wardrobes) x 12'1"

With a door leading from the landing, door to jack and jill bathroom, fitted wardrobes, double glazed window to front, recessed spotlights and a central heating radiator.

**Bedroom Four**

13'1" x 11'1"

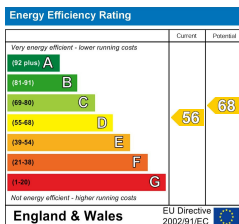
With a door leading from the landing, door to jack and jill bathroom, fitted wardrobes, drawers and bedside tables, double glazed window to side, recessed spotlights and a central heating radiator.

**Jack and Jill Bathroom**

With doors leading from bedrooms three and four this gorgeous Jack & Jill bathroom has a whirlpool bath with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, double glazed window to side, tiled floor and walls, recessed spotlights, shaver point, extractor fan and a chrome heated towel rail.

**Garden**

Wrapping round the rear of the property is a beautifully landscaped low maintenance private rear garden offering plenty of areas to chill out and relax, including a secluded BBQ area, private patio, pergola ideal for a hot tub and two artificial lawns. With an abundance of mature shrubs, plants and tree's there is also a calming water feature, garden shed and a gate to the side providing access to the front of the property.



**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



### Summertime Square

#### First Floor



#### Ground Floor



Total area approx: 296.3M2 / 3190sq Ft  
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01384 443331 | Website: [www.hunters.com](http://www.hunters.com)



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