



Greyhound Lane, Norton, Stourbridge, DY8 3AD

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EXCLUSIVE



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Commanding one of Nortons most prestigious addresses, with immense privacy beyond extensive and mature shrub screening, is this superb example of a traditional-style four bedroom detached family home. With calming views over nearby fields, beautiful countryside walks through Norton Covert and local farm; the property is best suited to those who idolise semi rural living with the practicalities of being within nearby reach to Stourbridge Town Centre and Hagley for convenience. With extremely well proportioned and versatile living spaces, the property briefly comprises of porch and entrance hall giving way to dual aspect lounge, separate dining room currently being used as a gym, fantastic open plan kitchen dining family room with Quartz worktops and bi folding doors, home office, utility, downstairs cloakroom and garage. Continuing upstairs leading off its bright and airy gallery landing opens onto master bedroom with built in wardrobes and en suite, further guest bedroom suite, two additional double bedrooms, one with dual aspect and other with bay window. Completing upstairs is a timeless family bathroom with bath and shower and airing cupboard. The rear garden is mostly laid to lawn with mature planted shrub borders, large patio perfect for outdoor entertaining, vegetable patch and garden sheds whilst the front of the property offers boasts two driveways providing ample parking. The properties location boasts additional incentives include being a stones throw from Stourbridge Lawn and Tennis Club, Mary Stevens Park with nearby popular pubs and excellent school catchment.





Front of The Property

To the front of the property set behind service road boasts extensive frontage with lawn foregarden, decorative chipping stone and mature shrub borders, dwarf wall, tarmac driveway leading to roller shutter garage door, further considerable parking opposite with space for five cars, pathway leading to double glazed door to porch and gated side access leading to the rear of the property.

Porch

With a double glazed door leading from the front of the property, tiled floor, double glazed windows and double glazed composite door leading to entrance hall.

Entrance Hall

12'1" x 5'6" max

With a double glazed composite door leading from porch, stairs to first floor landing, doors to various rooms, parquet floor and a central heating radiator.

Lounge

15'5" x 11'5"

With a door leading from the entrance hall, feature fire place with open fire, exposed brick surround, oak floor, dual aspect double glazed window and french doors leading to garden and a central heating radiator.

Dining Room/ Gym

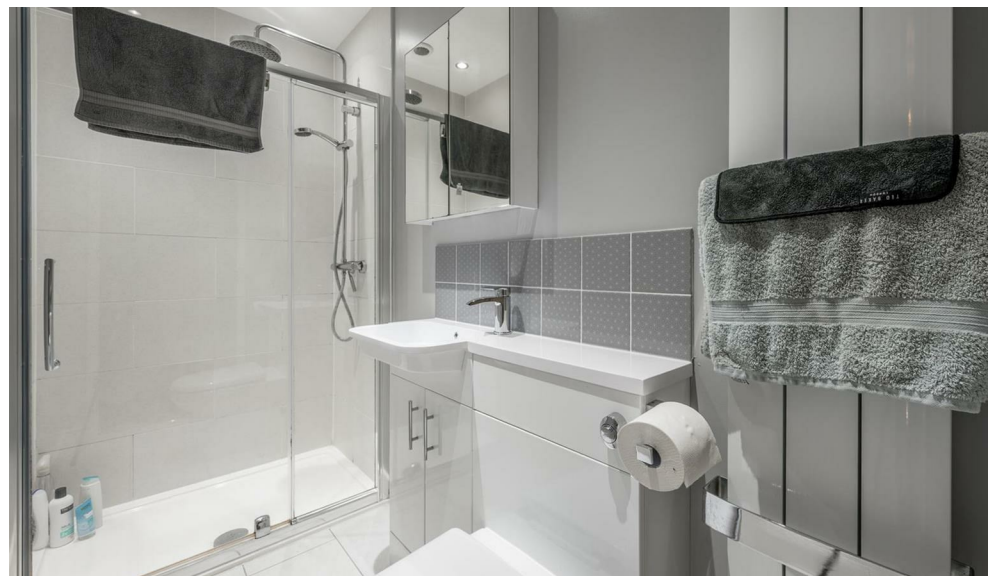
12'1" x 11'5"

With a door leading from the entrance hall, oak floor, double glazed bay window to front and a central heating radiator.

Kitchen Dining Family Room

21'3" x 16'4"

With doors leading from the entrance hall and utility, high quality matching soft closing wall and base units, Quartz worksurfaces, complementary upstands, inset sink with drainer grooves, integrated oven and grill, induction hob with extractor hood over, larder fridge, dishwasher, breakfast bar, space for seating and dining, recessed spotlights, Karndean floor, double glazed window to side, double glazed bi folding doors to garden and underfloor heating.



Home Office

13'1" x 9'10"

With a door leading from the kitchen dining family room, space for desk and shelving, double glazed window to rear and a central heating radiator.

Utility

9'6" x 7'10"

With doors leading from the kitchen dining family room and garage, matching wall and base units, worksurfaces, stainless steel sink and drainer, tiled splashback, plumbing for washing machine, space for tumble dryer and double American fridge freezer, tiled floor and a central heating radiator.

Downstairs Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, storage cupboard, alarm panel and central heating radiator.

Gallery Landing

18'4" x 14'1" max

With stairs leading from the entrance hall, doors to various rooms, airing cupboard, double glazed window to side and a central heating radiator.

Master Bedroom

18'8" x 10'5"

With a door leading from the landing, built in wardrobes, door to en suite and double glazed window to front.

En Suite

With a door leading from master bedroom, double shower, waterfall shower head with separate shower attachment, shower screen, WC, wash hand basin, inset shelving, tiled floor, recessed spotlights a vertical central heating radiator and towel rail.



Bedroom Two

15'5" x 12'9"

With a door leading from the landing, door to en suite, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from bedroom two, double shower, waterfall shower head, separate shower attachment, shower screen, WC and wash hand basin set into vanity unit, tiled floor, recessed spotlights vertical central heating radiator and towel rail.

Bedroom Three

15'5" x 11'5"

With a door leading from the landing, dual aspect double glazed windows to front and rear and a central heating radiator.

Bedroom Four

12'1" x 11'5"

With a door leading from the landing, double glazed bay window to front and a central heating radiator.

Bathroom

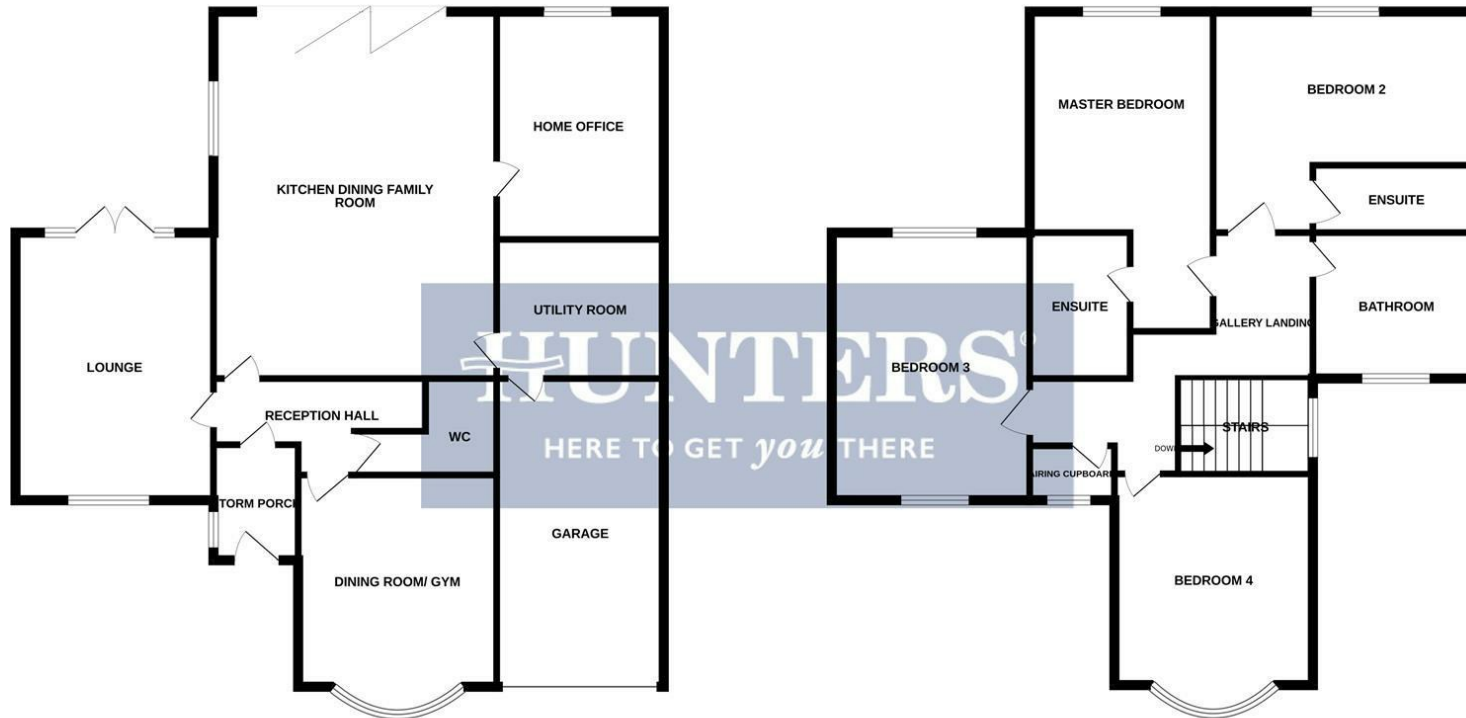
With a door leading from the landing, freestanding bath, corner shower, waterfall shower head and separate shower attachment, shower screen, WC, wash hand basin, tiled floor, panelling, recessed spotlights, double glazed window to front and vertical central heating radiator and towel rail.

Garden

With double glazed bi folding and french doors leading from kitchen dining family room and lounge to a large patio seating area, dwarf wall, raised planted shrub borders, well maintained lawn, decorative chipping stones, pathway leading to garden sheds, vegetable patch, outside electrical point, hot tub, tap and gated side access leading to the front of the property.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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