



Dene Avenue, Kingswinford DY6 9TJ

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EXCLUSIVE



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Quietly tucked away in this highly desirable cul-de-sac in the heart of Kingswinford, stands this expensively appointed and beautifully presented six bedroom detached family home set over three floors which needs to be viewed to truly appreciate the accommodation on offer. Entering via a warm and welcoming entrance hall, to the ground floor there is a lounge with bi folding doors leading to the rear garden, separate dining room with bay window, beautifully re fitted kitchen breakfast room with separate utility room, lovely garden room with patio doors to the rear garden and a ground floor cloakroom. The entire ground floor benefits from having underfloor heating. Set over the next two floors this impressive home has six double bedrooms, four en suites and a stunning recently re fitted family bathroom, there is a gallery landing to the first floor with two useful cupboards and the master bedroom has a walk in wardrobe. To the front of the property there is an expansive driveway with double garage which has an electric up and over doors, there is also gated access to both sides of the property. Leading through to the rear of the property is a gorgeous 'Japanese theme' low maintenance rear garden which has been expensively landscaped to include a private patio area perfect for alfresco dining, artificial lawn with decorative shrubs, plants and trees, two water features including garden pond and an obelisk. This lovely family home is conveniently located within walking distance of sought after primary and secondary schools and also Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers. It is also a short distance of lovely woodland and countryside walks, whilst there are great transport links including train stations in Stourbridge, Wolverhampton & Kidderminster providing direct access into Birmingham City.





Front Of The Property

To the front of the property is an expansive tarmac driveway with paved border, storm porch with recessed spotlights and composite door leading to the entrance hall, electric up and over door leading to the double garage and gated access to both sides of the property.

Storm Porch

With recessed spotlights and a double glazed composite door to the entrance hall.

Entrance Hall

With a double glazed composite door to front this inviting entrance hall has stairs to the first floor landing, useful storage cupboard, doors to various rooms and underfloor heating.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin and tiled floor with underfloor heating.

Dining Room

11'9" into bay x 12'5"

With a door leading from the entrance hall, underfloor heating, double glazed bay window to front and double doors to the lounge.

Lounge

20'8" x 12'5"

With a door leading from the entrance hall and further double doors to the dining room this cosy lounge has a gas fire with stone surround and tiled hearth, double glazed window to side, underfloor heating and double glazed bi fold doors leading to the rear garden.

Kitchen Breakfast Room

18'4" x 12'9"

With a door leading from the entrance hall this gorgeous kitchen breakfast room is fitted with a range of soft close oak wall and base units, slate work surfaces with matching upstands, one and a half sink and drainer, space for range cooker with stainless steel cooker hood above, integrated microwave and dishwasher, space for fridge freezer, tiled flooring with underfloor heating, recessed spotlights, breakfast bar, double glazed door to side, double doors leading to the garden room and further doors to the utility room and double garage.

Utility Room

9'10" x 5'10"

With a door from the kitchen, fitted wall and base units, work surfaces with matching upstands, sink and drainer, recessed spotlights. double glazed window and door to the rear garden, tiled flooring with underfloor heating, space for tumble dryer and plumbing for washing machine.



Garden Room

With double glazed doors leading from the kitchen this lovely garden room has double glazed windows to side and rear, tiled flooring with underfloor heating, glass roof and double glazed doors to the rear garden.

First Floor Landing

With stairs leading from the entrance hall this gallery landing has a double glazed window to front, storage cupboard, cupboard housing water tank, doors to rooms and stairs to the second floor landing.

Master Bedroom

14'5" x 12'5"

With a door leading from the first floor landing, this master bedroom has further doors to the en suite and walk in wardrobe, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from the master bedroom, corner shower cubicle, WC, wash hand basin, tiled floor and walls, double glazed window to rear, recessed spotlights, shaver point, extractor fan and a chrome heated towel rail.

Bedroom Two

12'5" x 10'9"

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

En Suite

With a door leading from bedroom two, shower cubicle, WC, tiled floor and walls, double glazed window to front and a chrome heated towel rail.

Bedroom Three

11'5" x 10'9"

With a door leading from the first floor landing and to the en suite, double glazed window to front, fitted wardrobes and a central heating radiator.

En Suite

With a door leading from bedroom three, shower cubicle, WC, tiled floor, part tiled walls, shaver point, recessed spotlights, extractor fan, double glazed window to front and a chrome heated towel rail.

Bedroom Four

With a door leading from the first floor landing, double glazed window to rear, built in wardrobes and a central heating radiator.



Bathroom

With a door leading from the first floor landing this beautifully re fitted family bathroom has a shower cubicle, oval bath with shower attachment, WC, wash hand basin, tiled floor and walls, shaver point, recessed spotlights, extractor fan, double glazed window to rear and a chrome heated towel rail.

Second Floor Landing

With stairs leading from the first floor landing, doors to rooms, skylight window and eaves storage.

Bedroom Five

16'8" x 15'8"

With a door leading from the second floor landing and to en suite, two skylight windows, storage cupboard, fitted wardrobes, eaves storage and a central heating radiator.

Bedroom Six

15'8" x 14'5"

With a door leading from the second floor landing and to en suite, skylight window, fitted wardrobes, eaves storage and a central heating radiator.

En Suite

With a door leading from bedroom six, shower cubicle, WC, tiled floor and walls, shaver point, extractor fan, skylight window and a chrome heated towel rail.

Double Garage

18'8" x 16'4"

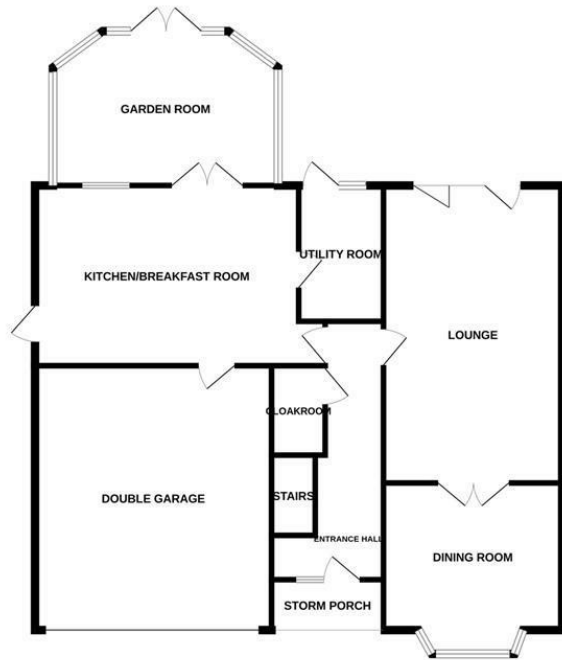
With an electric up and over door to front, wall and base units, stainless steel sink and drainer, plumbing for washing machine, double glazed window to side and door to kitchen.

Garden

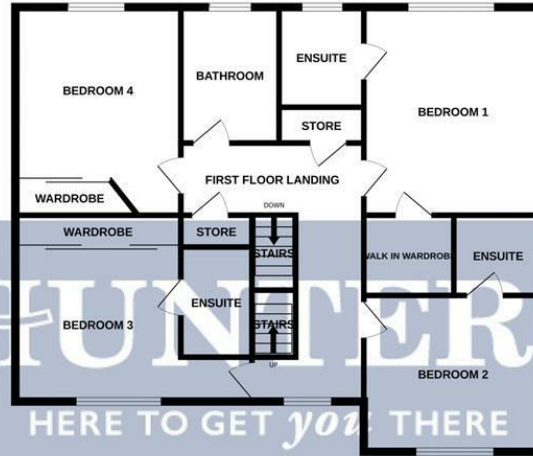
This gorgeous 'Japanese theme' low maintenance rear garden which has been expensively landscaped to include a private patio area perfect for alfresco dining, artificial lawn with decorative slate, shrubs, plants and trees, two water features including garden pond and an obelisk. There is also gated access to both sides of the property.

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

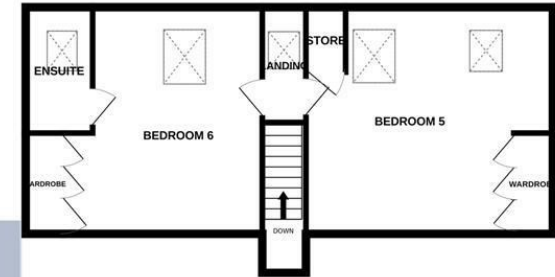
GROUND FLOOR
1307 sq.ft. (121.5 sq.m.) approx.



1ST FLOOR
1052 sq.ft. (97.7 sq.m.) approx.

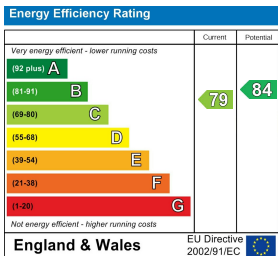


2ND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 2947 sq.ft. (273.8 sq.m.) approx.

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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
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