



Cheltenham Drive, Kingswinford, DY6 9XH

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Occupying a commanding corner position overlooking open fields, 'Cedar Lodge' is an extended four bedroom detached family home which is within a stones throw of the sought after 'Summerhill School'. The property is located within this highly desirable part of Kingswinford situated off Lodge Lane, benefits from being on the doorstep of open countryside whilst being conveniently located within walking distance of Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers. To the ground floor, the property itself has an open storm porch, welcoming entrance hall, cloakroom, impressive lounge, sitting room, dining room, garden room with two patio doors to the garden, modern fitted kitchen breakfast room, utility room and double garage. To the second floor there is an open landing, master bedroom with en suite and dressing room, the second bedroom has a further dressing room which could also be used as another bedroom, two further bedrooms to the right of the property with fitted wardrobes and a modern fitted family bathroom. To the rear of the property is a lovely private rear garden with mature shrubs and trees, with gated side access leading to an expansive driveway.





Front of the Property

Occupying a commanding corner plot, to the front of the property is an expansive tarmac driveway with paved border, mature shrub borders, open storm porch with composite door leading to the entrance hall, gate to the side leading to the rear garden and an electric up and over door leading to the double garage.

Entrance Hall

With a double glazed composite door leading from the storm porch this welcoming entrance hall has karndean flooring, stairs to the first floor, doors to various rooms, double glazed window to the front and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, WC and wash hand basin.

Lounge

23'11" x 13'1"

With a door leading from the entrance hall this impressive lounge has further doors to the sitting room and dining room, double glazed sliding door to the rear garden, gas fire with decorative surround, double glazed window to the front and a central heating radiator.

Sitting Room

19'4" x 12'1"

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

Dining Room

10'5" x 8'10"

With doors leading from the hall and lounge and a further double glazed sliding door to the garden room and a central heating radiator.

Garden Room

16'4" x 14'9"

With a double glazed sliding door leading from the dining room, two sets do double glazed patio doors to the rear garden, double glazed windows, karndean flooring, recessed spotlights and a central heating radiator.



Kitchen Breakfast Room

19'0" x 9'2"

With a door leading from the entrance hall this modern kitchen breakfast room is fitted with a range of wall and base units, work surfaces with tiled splash back, sink and drainer, double electric oven, electric hob with stainless steel cooker hood, integrated dishwasher, tiled flooring, double glazed windows to the front and rear, open to the utility room, recessed spotlights and a central heating radiator.

Utility Room

15'1" x 7'2"

Open from the kitchen this utility has a range of wall and base units, work surfaces with tiled splash back, sink and drainer, double glazed door to the rear garden, plumbing for a washing machine, space for a dryer and fridge/freezer, door to the garage, two double glazed windows to the rear and a central heating radiator.

Double Garage

16'4" x 15'8"

With an electric up and over door leading from the driveway, power, lighting, door to the utility room and a double glazed door to the side entry.

Landing

With stairs leading from the entrance hall, useful storage cupboard, double glazed window to the front, doors to various rooms and loft access with ladders.

Master Bedroom

13'9" x 11'9"

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

Dressing Room

11'9" x 7'2"

Open from the master bedroom, fitted wardrobes, double glazed window to the rear and a central heating radiator.



En Suite

With a door leading from the master bedroom this modern fitted en suite has a shower cubicle, WC, wash hand basin, bidet, chrome heated towel rail, tiled walls, double glazed window to the rear and recessed spotlights.

Bedroom Two

13'1" x 9'10"

With a door leading from the landing, open to a further dressing room/bedroom five, double glazed window to the front and a central heating radiator.

Dressing Room/Bedroom Five

12'1" x 9'6"

Open from the second bedroom, double glazed window to the front and a central heating radiator.

Bedroom Three

9'6" x 8'10"

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

Bedroom Four

9'10" x 8'10"

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

Family Bathroom

With a door leading from the landing this modern family bathroom has a bath with shower over, WC, wash hand basin, recessed spotlights, double glazed window to the rear, tiled walls and a chrome heated towel rail.

Garden

This impressive private rear garden has access via the lounge, garden room and utility leading a patio area with lawn beyond which has mature shrubs and trees, there are further patio/seating areas and a gate to the side providing access to the front of the property.



CEDAR LODGE, DY6 9XH

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 59	Potential: 77
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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