



Ryefield Way, Kingswinford DY6 9XF

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Ryefield Way, Kingswinford DY6 9XF

Occupying an enviable and commanding position, tucked away at the end of a highly desirable cul-de-sac off Lodge Lane, stands this executive five bedroom detached family home which has been expensively appointed throughout and offers a nice blend of spacious bedrooms and modern open plan living. To the ground floor this property comprises an inviting reception hall, impressive spacious bay fronted lounge with French doors leading to the rear garden, separate dining room, gorgeous re fitted open plan kitchen breakfast room with French doors leading to the rear garden, utility room and a ground floor cloakroom. To the first floor there is a lovely gallery landing with doors leading to all rooms including a large master bedroom with vaulted ceiling and stunning re fitted en suite, four good sized bedrooms, further en suite shower room to bedroom two and a beautifully re fitted family bathroom. Benefitting from being positioned on a corner plot to the rear of the property is a well maintained private rear garden with expansive lawn and various patio seating areas perfect for those who love to entertain. To the front of the property is a block paved driveway leading to the double garage and the property further benefits from having solar panels. This impressive 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

To the front of the property there is a generous sized block paved driveway leading to the double garage, door leading to the reception hall and gated side access.

Reception Hall

With a door leading from the front of the property this inviting reception hall has stairs to the first floor landing, storage cupboard, alarm panel, doors to rooms and a column central heating radiator.

Lounge

26'6" (into bay) x 12'5"

With a door leading from the reception hall this impressive lounge has a gas fire with marble surround, double glazed bay window to front, double glazed doors to the rear garden and two central heating radiators.

Dining Room

14'9" x 11'5" (into bay)

With a door leading from the reception hall, double glazed doors to the rear garden, double glazed bay window to front and a central heating radiator.

Kitchen Breakfast Room

22'3" x 18'4"

With a door leading from the reception hall this modern re fitted kitchen breakfast room is fitted with wall and base units, Wharf work surfaces with splash back, integrated dishwasher, double electric oven and warming drawer, space for an American fridge freezer, double glazed doors to the rear garden, three double glazed windows to side, recessed spotlights and two central heating radiators.

Cloakroom

With a door leading from the reception hall, WC, wash hand basin, double glazed window to rear, tiled floor, part tiled walls and a central heating radiator.



Utility Room

With a door leading from the kitchen this useful utility is fitted with wall and base units, work surfaces with tiled splashback, tiled floor, plumbing for washing machine, stainless steel sink, double glazed door to rear and a central heating radiator.

Gallery Landing

With stairs leading from the reception hall, loft access, doors to rooms, cupboard housing water tank, double glazed window to front and two central heating radiators.

Master Bedroom

17'8" x 14'1"

With a door leading from the landing and to the en suite this lovely master bedroom has a vaulted ceiling, two double glazed windows to front, two built in wardrobes and three central heating radiators.

En Suite

With a door leading from the master bedroom this gorgeous modern re fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, bath with separate shower attachment, tiled floor and walls, double glazed window to rear, shaver point, recessed spotlights, extractor fan and a column central heating radiator.

Bedroom Two

15'5" x 12'5"

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

En Suite

With a door leading from the second bedroom and being fitted with a shower cubicle, WC, wash hand basin, recessed spotlights, tiled walls, shaver point, double glazed window to the front and a central heating radiator.



Bedroom Three

12'5" x 11'1"

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

Bedroom Four

12'5" x 10'5"

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

Bedroom Five

11'5" x 6'10"

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

Bathroom

With a door leading from the landing this stunning re fitted family bathroom has a walk in shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, bath with shower attachment, tiled floor and walls, recessed spotlights, shaver point, double glazed window to the rear, extractor fan and a column central heating radiator.

Double Garage

18'0" x 16'4"

With two up and over electric doors to front, power, light, boiler and door to garden.

Garden

Benefitting from being positioned on a corner plot to the rear of the property is a well maintained private rear garden with expansive lawn and various patio seating areas perfect for those who love to entertain. There is a gate to the side providing access to the front of the property and a door to the double garage.

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
1365 sq.ft. (126.8 sq.m.) approx.

1ST FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 2634 sq.ft. (244.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	87
(81-91) B			
(69-80) C			
(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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