



Scafell, Greyhound Lane, Norton, Stourbridge, DY8 3AD

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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 charming and traditional-style four bedroom detached family home. Offering a prominent elevated position with calming frontal views and sweeping driveway, the property falls on the doorstep of an abundance of countryside trails including walks across nearby farm and Norton

Covert as well as being within easy reach of Stourbridge Town and Hagley High Street. Beyond its compelling frontage having immense kerb appeal, prospective purchasers can expect entrance porch and welcoming hallway, formal dining room with feature fire place and stained glass bay window, inviting lounge with further fire place and french doors to garden, country-style open plan kitchen breakfast room with wooden worksurfaces and open to family room, cloakroom and integral garage with utility completing the ground floor. Continuing upstairs off the bright and airy gallery landing leads to four double bedrooms, two with fitted wardrobes and generous-size family bathroom with separate shower. The extensive rear garden is laid-out across three tiers, the lower lending itself to an ideal patio seating area with steps leading up to a level lawn with mature shrub borders and upper garden area which offers space for large summerhouse, patio seating, working office space and children's play area. This fantastic property really is a brilliant opportunity not to be missed and early viewings are highly recommended.





Front of The Property

With a tarmac paving driveway with block paved edging, dwarf wall with lantern lights, mature foregarden with maintained lawn, shrubs and trees, decorative slate, canopy with recessed spotlights, up and over door leading to garage and double glazed composite door leading to porch.

Porch

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

Entrance Hall

With a door leading from porch, stairs to first floor landing with decorative panelling, doors to various rooms, feature coving and picture rail, laminate floor, double glazed stained glass window to front and a central heating radiator with cover.

Dining Room

14'5" x 11'9" max

With a panelled door leading from the entrance hall, space for large dining table, piano and dresser, feature fire place with matching hearth and decorative surround, feature coving and picture rail, wall lights, double glazed stained glass bay window to front and a central heating radiator.

Lounge

16'0" x 11'9"

With a panelled door leading from the entrance hall, comfortable space for seating, feature fire place with gas fire, marble hearth and decorative surround, feature coving, picture rail and ceiling rose, double glazed windows and french doors leading to rear garden and a central heating radiator.

Kitchen Breakfast Room

19'8" x 17'8" max

With a panelled door leading from the entrance hall, open to family room, fitted with a range of shaker-style fitted wall and base units, wooden worksurfaces with tiled splashback, belfast sink, Rangemaster cooker with five ring gas hob, cooker hood over, integrated dishwasher, plumbing for washing machine, space for tumble dryer and tall standing fridge freezer, breakfast bar, built-in large butlers cupboard, space for Rayburn or Aga, tiled floor, door to garage, double glazed windows and french doors leading to garden and a central heating radiator with cover.



Family Room

15'5" x 10'2"

Open from the kitchen breakfast room, comfortable space for seating or dining, feature picture rail and ceiling rose, tiled floor, double glazed window to rear, further double glazed windows and french doors leading to garden and a central heating radiator with cover.

WC

With a panelled door leading from the entrance hall, quarry tiled floor, WC, wash hand basin set into vanity unit with tiled splashback, wall lights and a central heating radiator.

Landing

With stairs leading from the entrance hall, doors to various rooms, space for bureau, loft access with pull down ladders, storage cupboard, feature picture rail, double glazed stained glass window to front and a central heating radiator with cover.

Bedroom One

14'5" x 11'9" max

With a door leading from the landing, fitted wardrobes, feature fire place with tiled hearth and surround, picture rail, double glazed stained glass bay window to front and a central heating radiator.

Bedroom Two

14'5" x 10'5"

With a panelled door leading from the landing, feature picture rail, loft access, double glazed window to rear and a central heating radiator.

Bedroom Three

12'9" x 11'9"

With a panelled door leading from the landing, fitted wardrobes, feature fire place with tiled hearth and surround, picture rail, double glazed window to rear and a central heating radiator.



Bedroom Four

11'9" x 10'5"

With a panelled door leading from the landing, feature picture rail, double glazed stained glass window to front and a central heating radiator.

Bathroom

With a panelled door leading from the landing, panelled bath with shower attachment and tile surround, separate corner shower with waterfall shower head and separate shower attachment, wash hand basin set into wooden vanity unit, tiled splashback, WC, feature picture rail, recessed spotlights, wall lights, double glazed window to rear and a traditional column central heating radiator and towel rail.

Garage

17'4" x 10'5"

With a door leading from the kitchen breakfast room, fitted with a range of matching wall and base units, worktop with matching upstands, belfast sink, space for chest freezer, up and over door to front, wall mounted central heating boiler, light and power.

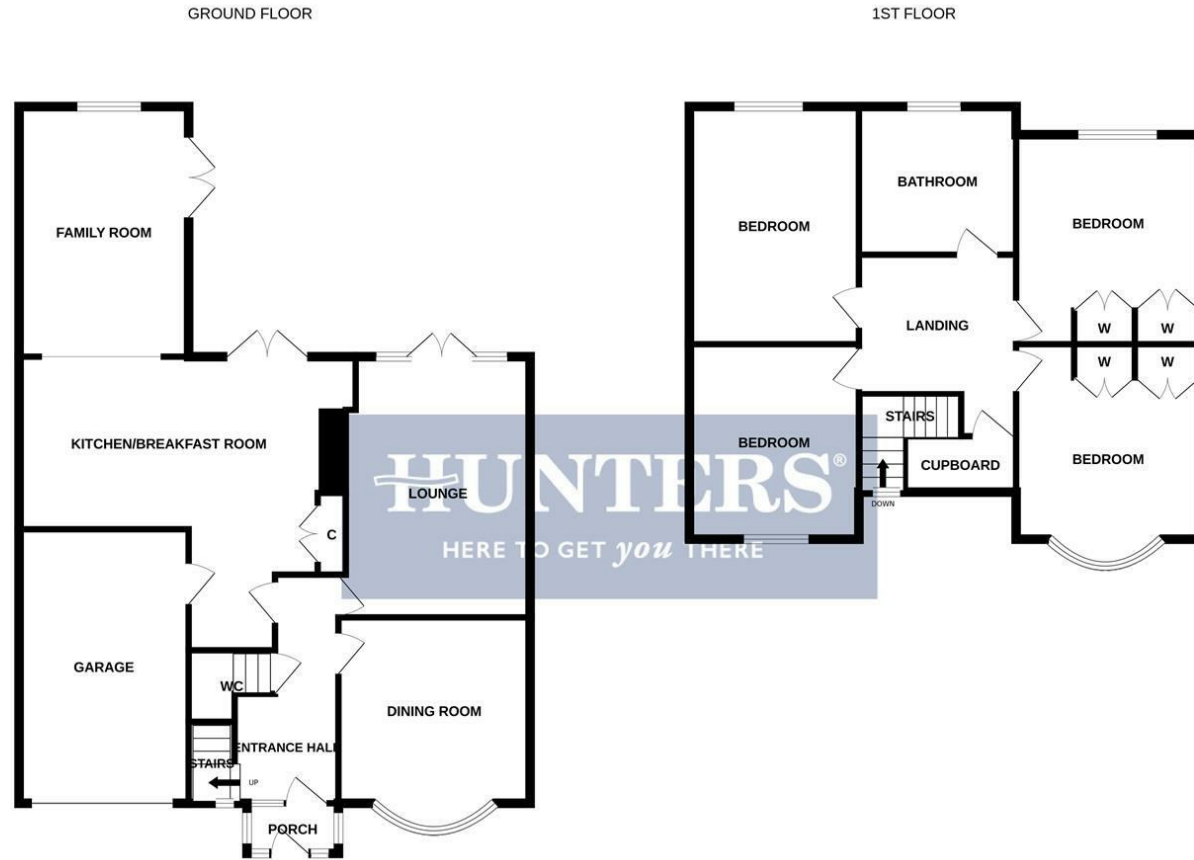
Garden

With three sets of double glazed french doors leading from the lounge, kitchen breakfast room and family room to a well maintained lawn, decorative chipping stones, dwarf wall with steps leading up to further lawn, mature shrub borders, pond, upper hidden garden and air aid shelter.

Disclaimer

The sellers of this property are related to a member of the Hunters team.

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.



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			
(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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