



Newfield Road, Hagley, DY9 0HY

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# Newfield Road, Hagley, DY9 0HY

**£875,000**

Located on arguably one of the most sought after addresses in Hagley is this lovingly cared for and beautifully looked after four bedroom detached family home with picturesque backdrop of rolling fields. Set back from the road beyond large in and out sweeping driveway and mature foregarden allows for a naturally private aspect and ample parking for any discerning buyer to take advantage of. Falling within a short distance from the popular nearby High Street with a collection of shops, excellent school catchment and Hagley Train Station; the property is conveniently well placed to all nearby necessities and ideal for families. To summarise the accommodation on offer, prospective buyers can expect entrance porch and generous reception hall, bright and airy lounge with dual aspect, formal dining room, separate home office with commanding views over rear garden, functional kitchen breakfast room with utility, separate pantry and guest cloakroom adding an essential sense of practicality. Continuing upstairs leads to four well proportioned bedrooms, master suite with dressing area, secure terrace boasting beautiful rear views and family bathroom. The added benefit of additional study and workshop on the upper floor with a variety of uses completes the property with elevated views of the garden. The rear outside space offers mature shrub borders allowing immense privacy, is child friendly with level lawn and boasts a patio seating area for those to relish the attractive rear aspect. Properties such as these really are a genuine rare find and an exciting opportunity for those with a vision to create something truly spectacular.





#### Front of The Property

To the front of the property there is a large in and out sweeping driveway beyond low level wall with lighting, well maintained foregarden of lawn, mature shrub borders and trees, access to carport and double garage, outside tap and side gate leading to rear garden.

#### Porch

With a door leading from the front of the property, windows and further door leading to reception hall.

#### Reception Hall

14'1" x 16'0" max

With doors to various rooms, stairs to first floor landing with reading nook underneath, decorative coving, double glazed windows to front and side and a central heating radiator.

#### Lounge

23'11" x 13'9"

With a door leading from the reception hall, comfortable space for seating, feature fire place, decorative coving, wall lights, double glazed windows to side, further double glazed patio doors leading to rear garden and two central heating radiators.

#### Dining Room

13'9" x 12'9"

With a door leading from the reception hall, space for large dining table, built-in cabinetry, decorative coving, double glazed bow window to front and a central heating radiator.

#### Home Office

10'9" x 10'9"

With a door leading from the reception hall, built-in cabinetry and desk, space for seating, decorative coving, double glazed patio doors leading to rear garden and a central heating radiator.

#### Kitchen Breakfast Room

16'0" x 10'9"

With doors leading from reception hall, utility and open to pantry, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, sink and drainer, integrated oven and grill, separate gas hob, space for low level appliances, built-in seating area, double glazed windows to rear and two central heating radiators.

#### Utility

6'10" x 6'10"

With a door leading from the kitchen breakfast room, matching base units, worksurfaces with stainless steel sink and drainer, plumbing for washing machine, space for other appliances, wall mounted central heating radiator, part tiled walls, double glazed window to front and a central heating radiator.



#### Pantry

Open from the kitchen breakfast room, fitted with a range of matching wall and base units, worksurfaces with matching upstands, space for tall standing fridge freezer, door leading from the front of the property and double glazed window and door leading to rear garden.

#### Downstairs Cloakroom

With a door leading from the reception hall, WC and wash hand basin set into vanity unit, tiled splashback, built-in storage, recessed spotlights, double glazed window to front and a central heating radiator.

#### Landing

With stairs leading from the reception hall, doors to various rooms, large walk-in airing cupboard and a central heating radiator.

#### Master Bedroom

15'8" x 13'9"

With doors leading from the landing, en suite and dressing room, decorative coving, wall lights, double glazed patio doors leading to balcony and a central heating radiator.

#### En Suite

With a door leading from master bedroom, corner shower, WC, wash hand basin set into vanity unit, tiled floor, recessed spotlights, double glazed window to front and a chrome heated towel rail.

#### Dressing Room

With a door leading from master bedroom, clothes rail and lighting.

#### Bedroom Two

11'1" x 10'9"

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

#### Bedroom Three

11'9" x 10'2"

Accessed off an inner landing with stairs leading to study and workshop, built-in wardrobe, double glazed window to rear and a central heating radiator.

#### Bedroom Four

13'1" x 7'2"

With a door leading from the landing, fitted dressing table and double glazed window to front.



#### Family Bathroom

With a door leading from the landing, P-shaped bath with shower over, fitted shower screen, WC and wash hand basin set into vanity unit, tiled splashback, tiled floor, spotlights, double glazed window to front and a chrome heated towel rail.

#### Study

11'5" x 11'1"

With a door leading from the upper landing, built-in storage and window to rear.

#### Workshop

17'0" x 9'6"

With a door leading from the upper landing, storage space, cupboard and window to rear.

#### Garage

With up and over door leading from the front of the property, further door to side, light and power.

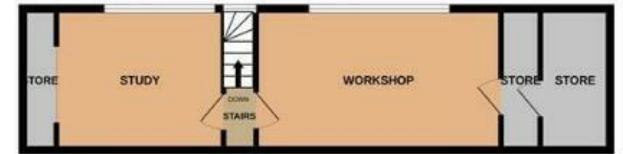
#### Garden

Accessed via double glazed patio doors leading from the lounge and further double glazed door leading from the kitchen breakfast room to a paved patio seating area, large well maintained lawn, established mature shrub borders and trees and beautiful rear views across fields beyond.

#### DISCLAIMER

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.

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