



Hampton Grove, Kinver, DY7 6LP

HUNTERS[®]
EXCLUSIVE



Hampton Grove, Kinver, DY7 6LP

Located in the sought after village of Kinver, is this executive four bedroom detached family home. The property offers expansive living accommodation, with multiple reception rooms and a kitchen family room; comfortable for families and those that love to entertain. The property to the ground floor offers a welcoming entrance hall with a maple and walnut staircase to the gallery landing, lounge dining room with large double glazed patio doors to the rear garden, study, fitted kitchen opening to family room, utility and a cloakroom. Continuing upstairs opens onto its impressive gallery landing is a master bedroom with fitted wardrobes, an en suite shower room and balcony with far reaching views, three further double bedrooms and a house bathroom with whirlpool bath and a walk in shower cubicle. The property sits attractively beyond its decorative lawn with a tarmac driveway and garage. To the rear is a beautiful woodland garden with a patio seating area, ideal for those wanting to enjoy the idolised Village feel whilst taking advantage of local amenities.





Front Of The Property

With a tarmac driveway leading to the porch and double garage, lawn to front and decorative shrubs.

Porch

With a door to front and door to entrance hall, window to front, skylight window to front, recessed spotlights, tiled floor and a central heating radiator.

Entrance Hall

With a door leading from the porch, maple and walnut staircase to the first floor landing, under stairs storage cupboard, doors to rooms and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, extractor fan, window to side and a central heating radiator.

Lounge Dining Room

32'11" x 12'11"

With a door leading from the entrance hall, double glazed bay window

to front, gas fireplace with stone surround and mantle, wall lights, patio doors to rear and three central heating radiators.

Study

11'11" x 10'10"

With a door leading from the entrance hall, double glazed window to rear, wall lights and a central heating radiator.

Kitchen Family Room

39'1" x 12'2"

With a door leading from the entrance hall, opening to family room, door to utility, fitted with a range of wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, stainless steel sink and drainer, integrated oven grill, gas hob, integrated extractor fan, plumbing for dishwasher, integrated fridge freezer, two double glazed patio doors to rear, double glazed window to rear, double glazed door to side and three central heating radiators.

Utility

7'8" x 6'3"

With a door leading from the kitchen family room, double glazed



window to side, plumbing for washing machine, space for tumble dryer, Belfast sink and base units.

Gallery Landing

With doors to rooms, double glazed window to front, airing cupboard housing hot water tank and a central heating radiator.

Master Bedroom

17'3" x 12'1"

With a door leading from the landing, opening to en suite, patio doors to balcony, a range of fitted wardrobes, dressing table and matching bedside cabinets, double glazed window to side and two central heating radiators.

En Suite

With a door leading from bedroom one, double glazed window to side, shower cubicle, WC, wash hand basin set into vanity, tiled walls, extractor fan, recessed spotlights and a chrome heated towel rail.



Balcony

With patio doors from bedroom one, decked balcony with distant views over Kinver and the mature rear garden.

Bedroom Two

12'9" x 12'1"

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

Bedroom Three

12'11" x 9'8"

With a door leading from the landing, built in wardrobes and matching chest of drawers, double glazed window to front and a central heating radiator.

Bedroom Four

10'11" x 9'8"

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



Bathroom

With a door leading from the landing, whirlpool bath, walk in shower cubicle, bidet, WC, wash hand basin, part tiled walls, extractor fan, recessed spotlights, two double glazed windows to rear, shaver point and a central heating radiator.

Double Garage

24'0" x 18'6"

With two garage doors to front, window to side, wall mounted boiler and a double glazed door to rear.

Garden Storage Area

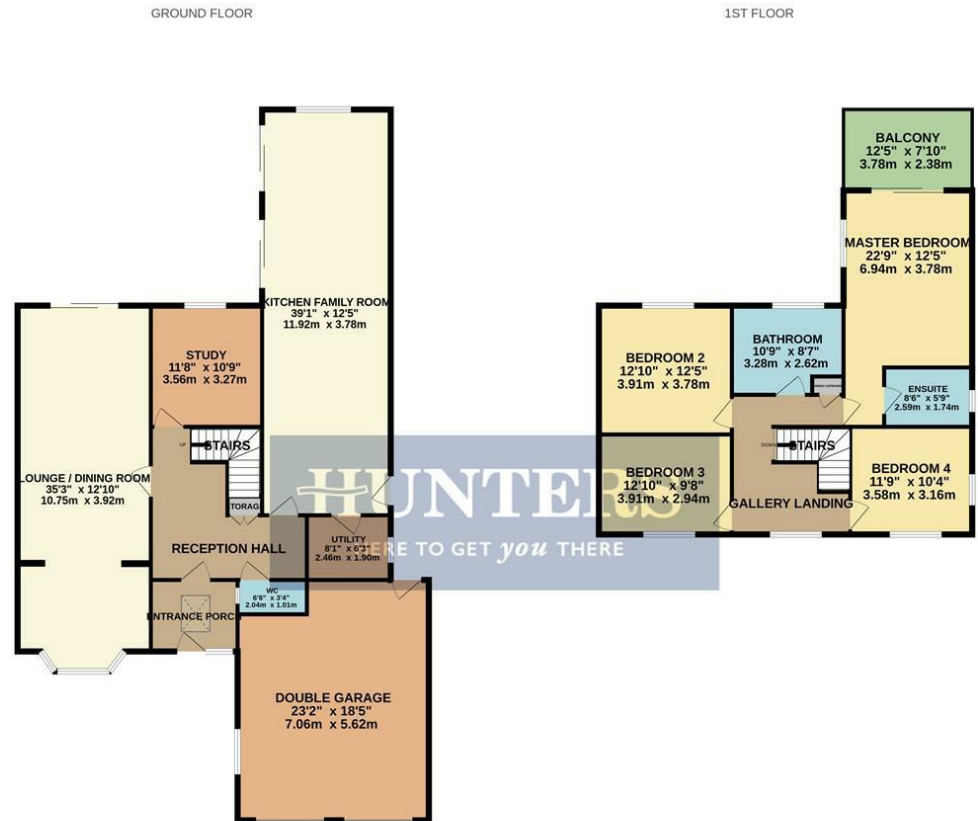
10'5" x 9'0"

With double glazed patio doors to the rear garden.

Garden

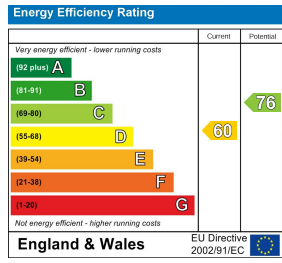
With a large patio, outdoor lighting and steps leading down to a mature woodland area, access to the double garage and gated side access.

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.



PHEASANTS WALK, HAMPTON GROVE, DUNSLEY KINVER, STOURBRIDGE

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.
Made with Metropix ©2023



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>





HUNTERS[®]
EXCLUSIVE