



Rose Cottage Drive, Wordsley, DY8 5PF

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Tucked away and offering an exclusive position set within a private development with gated entry stands this immaculately presented four bedroom detached family home which has been expensively appointed throughout. To the ground floor the property comprises: storm porch, welcoming entrance hall, lounge with bay window, dining room, study, modern fitted kitchen breakfast room, separate utility room and a ground floor WC. To the first floor there are four good sized bedrooms, two modern fitted en suites, gorgeous modern fitted family bathroom and a useful boarded loft space with a sky lights window. Situated within a generous sized plot, to the rear of the property is a well maintained private rear garden with gated access to both sides, there is a spacious driveway to the front, double garage and further useful outside storage space. This lovely family home further benefits from being within the catchment area of sought after primary and secondary schools, whilst also being within a stones throw of local parks, shops, doctors and amenities.





Front Of The Property

With a spacious block paved driveway, gated access to both sides, storm porch with recessed spotlights and a door to the entrance hall.

Entrance Hall

With a door to front, stairs to the first floor landing, storage cupboard, oak floor, oak staircase, storage cupboard, alarm panel and a central heating radiator.

WC

With a door from the entrance hall, tiled floor and walls, WC, wash hand basin and a chrome heated towel rail.

Study

10'5" x 9'6"

With a door from the entrance hall, front and side double glazed windows, and a central heating radiator.

Lounge

15'8" (into bay) x 11'9"

With a door from the entrance hall, gas fire with decorative surround, double glazed bay window to front, double doors to dining room and a central heating radiator.

Dining Room

10'9" x 10'2"

With doors from various rooms, double glazed door to rear garden and a central heating radiator.

Kitchen Breakfast Room

16'8" x 10'2"

With a door from the dining room this modern kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, electric hob with stainless steel cooker hood, electric oven, integrated microwave and warming drawer, integrated dishwasher, fridge and freezer, oak floor, wine cooler, recessed spotlights, door to utility room, double glazed window to rear and a central heating radiator.



Utility Room

7'6" x 6'2"

With a door from the kitchen, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink, stable door to side, plumbing for washing machine, space for tumble dryer, tiled floor and a heated towel rail.

Landing

With stairs from the entrance hall, doors to rooms and a central heating radiator.

Bedroom One

13'1" x 12'1"

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

En Suite

With a door from bedroom one, shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to front, tiled floor and walls, recessed spotlights and a chrome heated towel rail.

Bedroom Two

12'1" x 9'6"

With a door from the landing, door to en suite, double glazed window to rear, stairs to a boarded loft, laminate floor and a central heating radiator.

En Suite

With a door from bedroom two, shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to side, part tiled walls, recessed spotlights, shaver point and a chrome heated towel rail.

Bedroom Three

13'5" x 9'6"

With a door from the landing, laminate floor, double glazed window to front, wash hand basin, shaver point and a central heating radiator.



Bedroom Four

11'1" x 8'6"

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

Bathroom

With a door from the landing, walk in shower with waterfall shower head and separate shower attachment, WC, corner whirlpool bath, wash hand basin, double glazed window to rear, recessed spotlights, extractor fan, tiled floor and walls, chrome heated towel rail and a central heating radiator.

Boarded Loft Space

With pull down stairs from bedroom two, skylight window, storage cupboard housing boiler, laminate floor and a central heating radiator.

Garden

With access from the dining room, this private rear garden has a patio area with lawn beyond which is bordered with mature shrubs, further patio/seating area to the rear of the property and gated access to both sides.

Double Garage

17'8" x 14'5"

With an up and over door to front, power and light. There is also a further storage to the rear of the garage and alarm panel.

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.

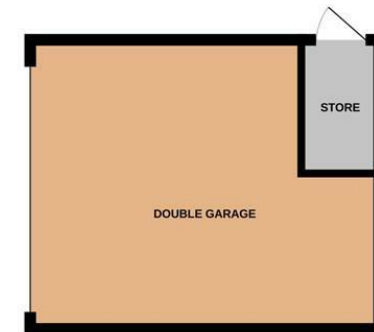
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.

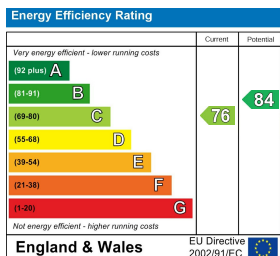


2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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Viewing Arrangements

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