



Friars Gorse, Lawnswood Drive, Lawnswood, Stourbridge, DY7 5QW

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EXCLUSIVE



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Presenting a rare and unique opportunity to reside on one of Lawnswood's most prestigious addresses, 'Friars Gorse' which has been substantially extended and meticulously improved to exacting standards, offers discerning buyers a 'grand-design' like family home. Set behind electric gates, allows for a private and secluded position leading to an expansive driveway together with well-manicured, wrap around gardens and grounds.

Entering through a vaulted oak porch, to the ground floor is an inviting entrance hall with oak staircase, gorgeous lounge with original parquet flooring and bi folding doors to the patio, cinema room with bi folding doors, sitting room, ground floor WC and separate utility room. The heart of the home is the extended open plan kitchen family room which has been expensively appointed to include a fully fitted kitchen with island, separate dining and sitting area, three sets of bi folding doors and under floor heating. To the first floor is an impressive master bedroom with juliet balcony and modern fitted en suite, another double bedroom with en suite shower room, two further bedrooms and a stunning shower room with porcelain tiles. The property is complete with a raised patio area which is perfect for outdoor dining with a built in pond overlooking a spacious lawn and tall private hedges for extra privacy. The lawn wraps round to the rear of the property, together with mature shrubs, plant and trees, there is also a double garage and newly built summerhouse. The property further benefits from having electric blinds throughout, recessed LED strip lighting, HIK vision security, touchscreen lighting and a home entertain system. On the doorstep of open countryside within easy reach of woodland walks, this exquisite home is also well positioned close to Kingswinford & Stourbridge which both offer an array of amenities whilst being within the catchment of some of the best schools in the area.





Front Of The Property

Situated behind a newly built walled frontage with 'Friars Gorse' engraved, electric gates open up to an expansive block paved driveway which gives access to the double garage, vaulted porch and gardens to both sides of the property.

Porch

With double composite doors leading from the driveway, this vaulted oak porch opens to an inviting entrance hall and has LVT flooring.

Entrance Hall

Opening from the porch this inviting entrance hall has recessed LED strip lighting, LVT flooring, oak staircase to the first floor, open storage area, doors to various rooms, further storage cupboard and a central heating radiator.

Lounge

18'0" x 21'7"

With a door from the entrance hall this impressive lounge has a media wall with recessed shelving, log burner with oak beam, tiled hearth and log storage either side, double glazed bi fold doors to the rear garden, recessed spotlights, well kept original parquet floor and two central heating radiators.

Cinema Room

18'4" x 12'1"

With a door from the entrance hall this cosy cinema room has double glazed bi fold doors to the rear garden, built in surround sound system, raised platform perfect for seating, recessed spotlights, strip lights and a central heating radiator.

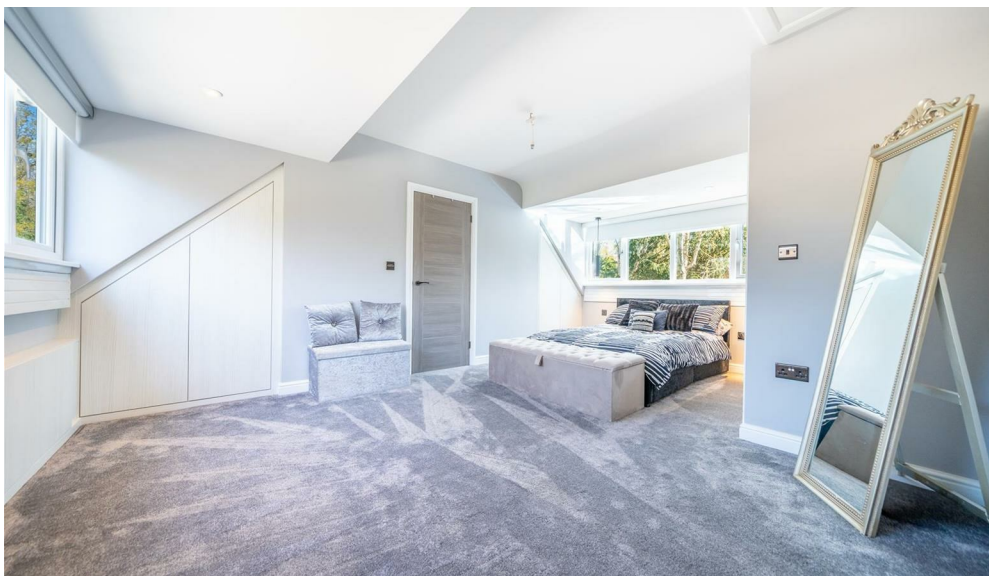
Sitting Room

15'5" x 13'5"

With a door from the entrance hall this multi-purpose room has LVT flooring, double glazed windows to front and side, recessed spotlights, door to the kitchen and a central heating radiator.

WC

With a door from the entrance hall, WC, wash hand basin set into vanity unit, recessed spotlights, LVT flooring and a central heating radiator.



Utility Room

With a door from the kitchen this useful utility room has fitted wall and base units, cupboard housing boiler, sink and drainer, space for fridge freezer, plumbing for washing machine, recessed spotlights and LVT flooring.

Kitchen Family Room

46'7" x 15'5"

With a door from the entrance hall this extended open plan kitchen family room which has been expensively appointed to include a range of soft close wall and base units, quartz work surfaces with matching upstands, centre island with breakfast bar, induction hob and built in extractor fan, wine fridge, double Belfast sink with boiling tap, double electric oven, microwave and warming drawer, larder unit, integrated dishwasher, full length fridge and freezer, recessed spotlights, LED ceiling strip lights, two glass aluminium lantern windows, LVT flooring with underflooring heating, three sets of double glazed bi fold doors to the rear garden, home entertainment system with built in speakers, log burning stove and the Hik vision security system.

Landing

With an oak staircase leading from the entrance hall with carpet runners, recessed LED strip lighting, doors to rooms, double glazed window to front and recessed spotlights.

Master Bedroom

16'4" x 18'8"

With a door from the landing this gorgeous master bedroom has a bespoke double glazed window to the rear with electric blinds, double glazed doors to Juliet balcony overlooking the garden, fitted wardrobes and dressing table, a central heating radiator and door to the en suite.

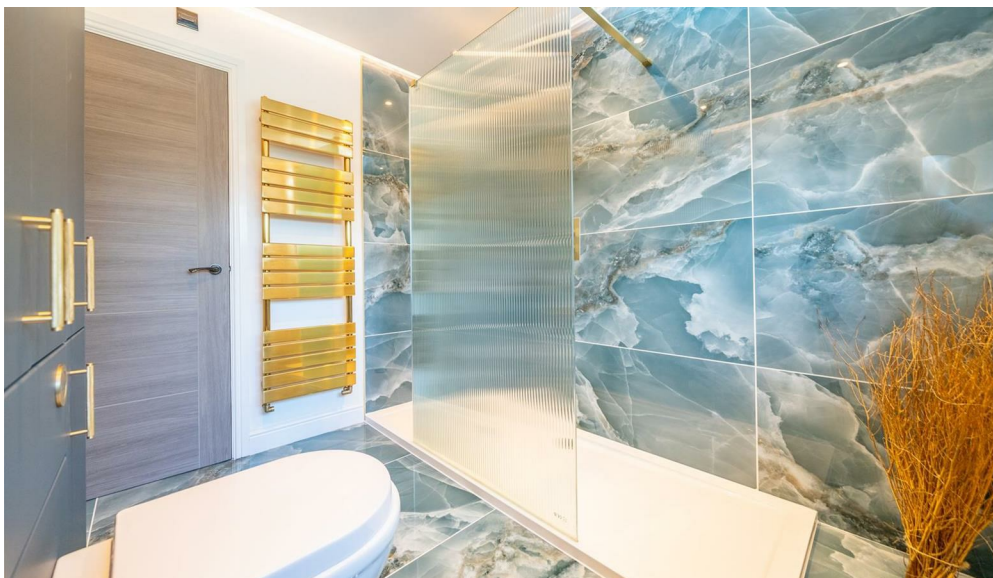
En Suite

With a door from the master bedroom this lovely en suite has a shower cubicle with waterfall shower head and separate shower attachment, separate bath with built in TV, wash hand basin set into vanity unit, WC, porcelain tiled flooring and walls, recessed spotlights, anti fog electric mirror with bluetooth speaker, led strip lights and a heated towel rail.

Bedroom Two

17'8" x 12'5"

With a door from the landing, double glazed windows to front and rear, walk in wardrobe with recessed spotlights, eaves store, built in wardrobes, loft access, a central heating radiator and a door to the en suite.



En Suite

With a door from bedroom two this modern fitted en suite has a shower cubicle with waterfall shower head, WC, wash hand basin, recessed spotlights, LED strip lights, tiled floor, recessed spotlights, extractor fan and a central heating radiator.

Bedroom Three

15'1" x 12'9"

With a door from the landing, double glazed doors to juliet balcony, recessed spotlights and a central heating radiator.

Bedroom Four

9'2" x 9'2"

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

Shower Room

With a door from the landing, this 'hotel style' shower room has a walk in shower with waterfall shower head and separate shower attachment, WC with built in storage, wash hand basin set into vanity unit, porcelain tiled flooring and walls, LED strip lights, extractor fan, loft access and recessed spotlights.

Gardens

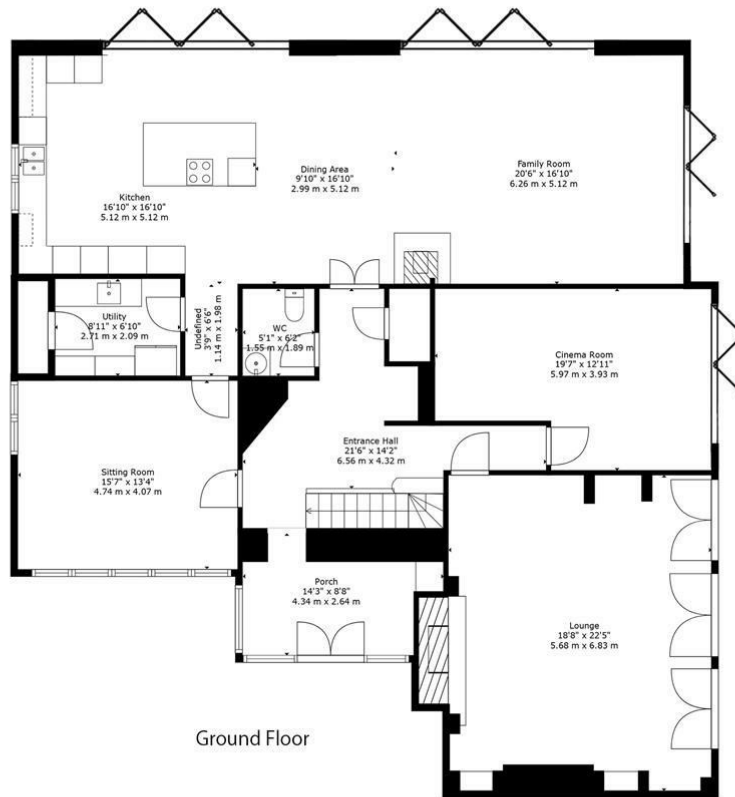
With access from the kitchen and lounge to a raised patio area which is perfect for outdoor dining with a built in pond overlooking a spacious lawn and tall private hedges for extra privacy. The lawn wraps round to the rear of the property, together with mature shrubs, plant and trees, there is also a double garage and newly built summerhouse.

Double Garage

18'0" x 17'4"

With two electric roller doors to front, three double glazed windows to side, loft access, power and light.

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.



Total Combined Area: 3334 Sq. Ft. | 309 m²

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(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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