



Elm Drive, Blakedown, Kidderminster, DY10 3NF

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EXCLUSIVE



Elm Drive, Kidderminster, DY10 3NF

£675,000

Located in the sought after village of Blakedown, is this beautiful four bedroom detached family home. The property offers great living accommodation to the ground floor with a welcoming reception hall, stairs to the first floor landing, lounge with double doors to the dining room, a modern fitted kitchen with integrated appliances, conservatory and a cloakroom. Continuing upstairs is a master bedroom with dressing area and en suite shower room, three further double bedrooms and a house bathroom with a modern P shape bath. The property sits attractively beyond its decorative lawn with a tarmac driveway and double garage. To the rear is a landscaped garden with lawn and patio seating areas. This home is ideal for those wanting to enjoy village life whilst taking advantage of local amenities such as Churchill & Blakedown golf club, village pubs and Blakedown train station, as well as being within the catchment area for Hagley secondary schools.





Front Of The Property

With a tarmac driveway leading to garage, path to front door, lawn to side with shrub borders and gated side access.

Porch

With double glazed doors to the front and to the reception hall, tiled floor and a double glazed window to front.

Reception Hall

With a double glazed door from the porch, doors to rooms, under stairs storage cupboard, stairs to the first floor landing, karndean floor and a central heating radiator.

Cloakroom

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

Lounge

23'11" x 13'3"

With a door leading from the reception hall, double glazed bow window to front, gas fire with decorative surround, patio doors to conservatory, double doors to dining room and two central heating radiators.



Conservatory

12'2" x 9'2"

With patio doors from the lounge, double glazed french doors to rear, fitted blinds, glass roof, power points and recessed spotlights.

Dining Room

11'0" x 10'11"

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

Kitchen

21'11" x 9'1"

With a door leading from the dining room, fitted with modern wall and base units, quartz work surfaces matching splashback, one and a half sink and drainer, integrated oven, microwave, plate warmer and induction hob, extractor hood above, integrated dishwasher, fridge, freezer, washing machine and tumble dryer, further sink and drainer, double glazed windows to rear and side, double glazed door to side, karndean floor, recessed spotlights and a vertical central heating radiator.



Landing

With stairs leading from the reception hall, doors to rooms, loft access and airing cupboard housing hot water tank.

Master Bedroom

12'8" x 16'0"

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

En Suite

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



Bedroom Two

11'1" x 12'7"

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

Bedroom Three

11'2" x 12'2"

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

Bedroom Four

7'10" x 10'11"

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



Bathroom

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

Double Garage

17'8" x 16'1"

With an electric garage door to front, double glazed window to front, door to side, power and light.

Garden

With double glazed french doors from the conservatory to a patio area with outdoor lighting, steps leading down to lawn, mature shrub borders, further seating area to rear, garden shed and brick built BBQ.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(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	

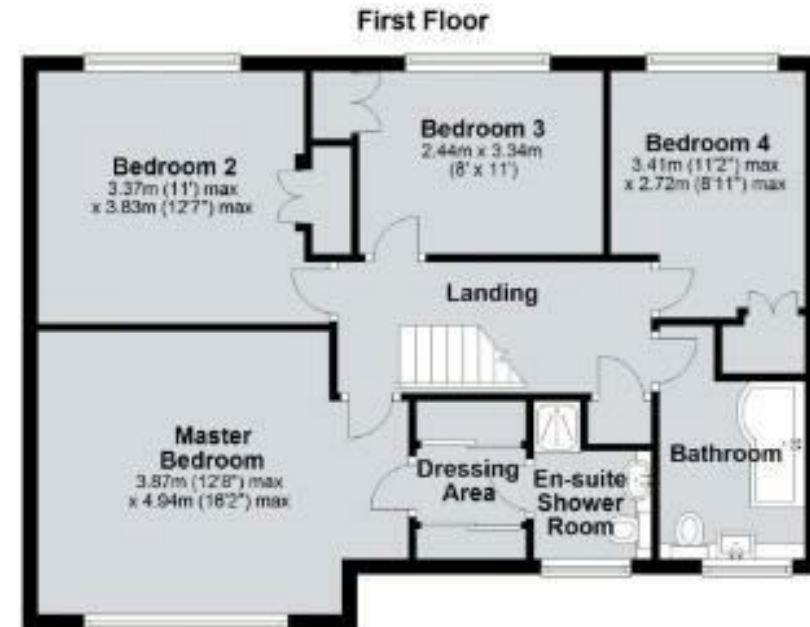
DISCLAIMER

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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Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 88sq m, 947sq ft
 Garage: 25sq m, 270sq ft
 First Floor: 69sq m, 747sq ft



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 01384 443331 | Website: www.hunters.com

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