



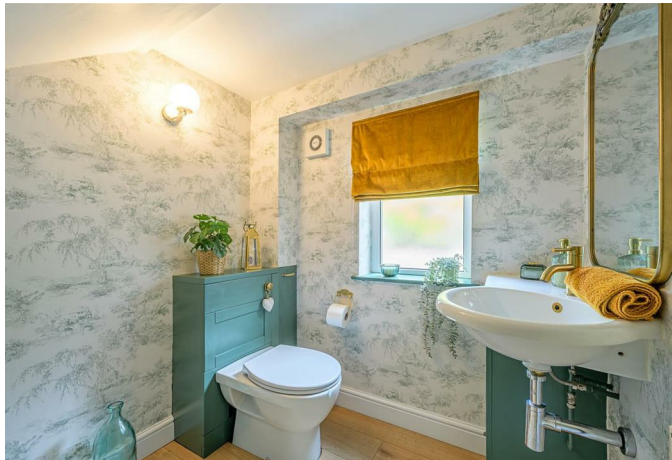
Beech Close, Kinver, DY7 6LW

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EXCLUSIVE



Beech Close, Kinver, DY7 6LW

A modern four bedroom home including a self contained annexe ideal for independent living, with a landscaped rear garden having multiple seating areas. Positioned with a large private driveway and detached double garage; this family home has well proportioned rooms and a versatile layout. The property comprises of: reception hall, dual aspect lounge, impressive fitted kitchen dining room with vaulted ceiling and feature island with breakfast bar, and a cloakroom completing the ground floor. The first floor boasts a spacious master bedroom with en suite, three further double bedrooms and an additional family bathroom. The annexe, suitable for elderly relatives or guests, has its own separate entrance. Comprising of; entrance hall and kitchen area, lounge and an additional flexible space. The rear garden has a spacious patio seating area overlooking a well groomed lawn and summerhouse, ideal for entertaining. This peaceful garden oasis is designed for relaxation and enjoyment. The property finds itself located in Kinver village is a popular destination for those wanting to enjoy a semi rural location but with the convenience of local amenities. The village provides schooling as well as a good selection of independent shops and eateries. Lying adjacent to the National Trust owned Kinver Edge, there is easy access to beautiful countryside whilst also being well placed for commuting.





Front Of The Property

With a tarmacadam and block paved driveway leading to double garage, shrub borders, path to the front door and gated side access.

Reception Hall

With a double glazed door to front, double glazed window to front, stairs to the first floor landing, doors to rooms and a central heating radiator.

Lounge

17'0" x 16'5"

With a door from the reception hall, double glazed window to front, double glazed patio doors to rear, recessed spotlights and a central heating radiator.

Cloakroom

With a door from the reception hall, WC, wash hand basin set into vanity unit, extractor fan, under stairs storage cupboard, double glazed window to rear and a central heating radiator.

Kitchen Dining Room

18'10" x 16'8"

With a door from the reception hall, fitted with modern wall and base units, quartz work surfaces with matching splashback, integrated double oven, induction hob, integrated dishwasher, plumbing for washing machine, space for tumble dryer, inset stainless steel sink, space for fridge freezer, island with breakfast bar, dining area with vaulted ceiling, double glazed patio doors to side and rear, recessed spotlights and a vertical central heating radiator.

Landing

With stairs from the entrance hall, double glazed windows to front and rear, loft access and a central heating radiator.



Bedroom One

17'8" x 16'6"

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

En Suite

With a door from bedroom one, walk in shower cubicle, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlights, extractor fan, double glazed window to rear, shaver point and a heated towel rail.

Bedroom Two

11'11" x 15'3"

With a door from the landing, double glazed windows to front and side, fitted wardrobes, matching dressing table, recessed spotlights and a central heating radiator.

Bedroom Three

11'9" x 9'6"

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

Bedroom Four

9'0" x 12'11"

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

Bathroom

With a door from the landing, double glazed window to rear, P shape bath with fitted glass shower screen, extractor fan, recessed spotlights, WC, wash hand basin set into vanity unit, part tiled walls, mirror fronted storage cupboard, shaver point, extractor fan and a heated towel rail.



Annexe

Entrance Hall and Kitchen Area

20'8" x 8'5"

With a double glazed door to front, doors to rooms, work surfaces, plumbing for washing machine, stainless steel sink and drainer, space for tumble dryer and fridge freezer, double glazed door to rear, two skylight windows and two central heating radiators.

Shower Room

With a door from the entrance hall, shower cubicle, WC, wash hand basin set into vanity unit and extractor fan.

Flexible Space

10'8" x 11'10"

With double glazed patio doors from the entrance hall, fitted wardrobes and a central heating radiator.

Lounge

13'9" x 17'5"

With a door from the entrance hall, double glazed windows to front and side, feature fireplace, recessed spotlights and a central heating radiator.

Garden

With double glazed patio doors from the lounge and kitchen to a large natural stone patio area, outdoor lighting and tap, gated side access, double glazed door to rear of annexe, steps up to further paved seating, lawn beyond, a summerhouse and garden shed to the rear.

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.

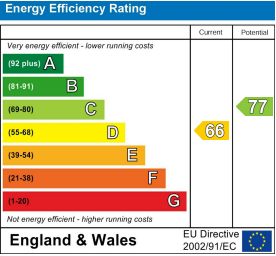
GROUND FLOOR



1ST FLOOR



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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