



White Oak Drive, Kingswinford, DY6 9QN

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



HUNTERS  
EXCLUSIVE

dog  
in my heart

## White Oak Drive, Kingswinford, DY6 9QN

Hunters 'Exclusive' are delighted to welcome to the market this beautifully presented and extended four bedroom detached family home occupying a desirable position set within a quiet cul de sac location. The property benefits from being within close proximity to sought after nearby schools and an array of local amenities within walking distance. To give prospective buyers an insight the property briefly comprises of; welcoming entrance hall, spacious lounge with double glazed french doors providing access to the garden, stunning kitchen dining room providing a fantastic space for entertaining with underfloor heating, with the added practicalities of a separate utility and downstairs cloakroom completing the ground floor. Continuing upstairs the spacious accommodation continues providing master bedroom with dressing area and modern fitted en suite, three further well proportioned bedrooms and contemporary family bathroom. Further benefitting from a private and landscaped rear garden offering both patio and lawn area, tarmacadam driveway to front providing ample off road parking and garage.





#### **Front of the Property**

With a tarmac driveway to front, beyond dwarf wall with decorative wrought iron railings, mature shrub borders, electric roller shutter door to garage, gated side access leading to the rear garden and a double glazed door to front.

#### **Entrance Hall**

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

#### **Cloakroom**

With a door leading from the entrance hall, W/C, wash hand basin set into vanity unit with tiled splash back, double glazed window to front and a central heating radiator.

#### **Lounge**

17'10" x 18'11" max

With a door leading from the entrance hall, gas log burning stove with decorative surround, double glazed french doors leading to the garden, double glazed window to front and rear and two central heating radiators.

#### **Kitchen Dining Room**

25'9" max x 17'8" max

With a door leading from the entrance hall, range of fitted wall and base units, granite work surfaces with complimentary upstands, gas hob with stainless steel cooker hood above, double Belfast sink with drainer, two integrated ovens, microwave and warming tray, integrated dishwasher, space for tall fridge freezer, integrated drinks fridge, opening to dining area, space for dining table, doors leading to utility and garage, door leading to garden, double glazed windows to front side and rear, tiled floor with underfloor heating and recessed spotlights.



### Utility

11'3" x 5'6"

With a door leading from the dining area, range of fitted wall and base units, tiled floor with underfloor heating, plumbing for washing machine, space for tumble dryer, one and a half bowl sink and drainer, double glazed window to rear and recessed spotlights.

### Landing

With stairs leading from the entrance hall, doors leading to various rooms, recessed spotlights, double glazed window to front and a central heating radiator.

### Bathroom

8'4" x 5'5"

With a door leading from the landing, P-shaped bath with waterfall shower head above, W/C and wash hand basin set into vanity unit, storage cupboard, tiled walls, loft access, recessed spotlights, double glazed windows to side and rear, chrome heated towel rail and a central heating radiator.

### Master Bedroom

18'1" front of wardrobe x 11'5"

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

### En Suite

With a door leading from the master bedroom, walk in shower cubicle, W/C, wash hand basin with tiled splash back, tiled floor, recessed spotlights, extractor fan, double glazed window to front and a chrome heated towel rail.

### Bedroom Two

10'8" x 8'0"

With a door leading from the landing, fitted wardrobes, recessed spotlights, double glazed window to rear and a central heating radiator.



### **Bedroom Three**

10'2" max x 7'9"

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

### **Bedroom Four**

11'4" x 5'10"

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

### **Garage**

14'11" x 7'9"

With a door leading from the kitchen dining room, electric roller shutter door to front, wall mounted boiler, tap, power and lights.

### **Garden**

With double glazed french doors leading from the lounge, door leading from the dining area, patio area, steps down leading to lawn beyond, planted borders, outdoor power points 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.

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.  
 Made with Metropix ©2024

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 | 78                      |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| 61                                          |                         |
| 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>

**HUNTERS**<sup>®</sup>  
 EXCLUSIVE



**HUNTERS**<sup>®</sup>  
EXCLUSIVE