



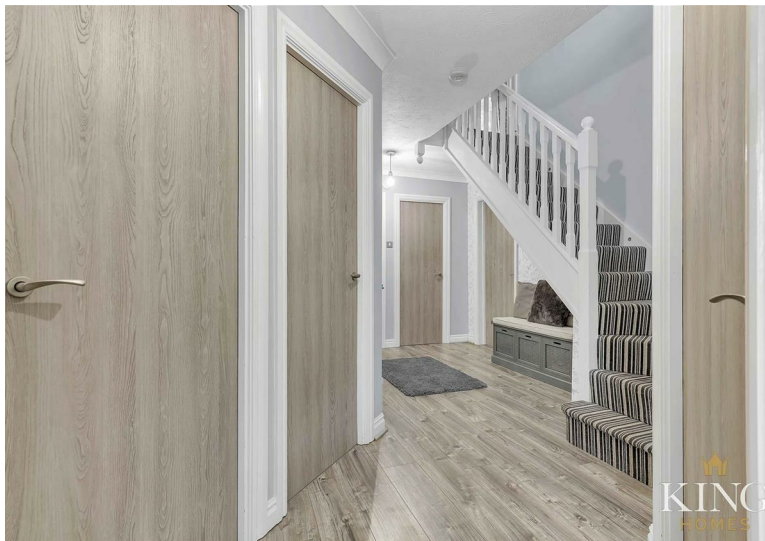


Chesterton Close, Hunt End, B97 5XS

Offers over £525,000


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HOMES

****HUNT END ** CHESTERTON CLOSE ** FOUR/FIVE BEDROOMS ** DETACHED** DOUBLE GARAGE ** SPLIT LEVEL** HIGH SPECIFICATION ** STUNNING LANDSCAPED FRONT AND REAR GARDENS ** MASTER BEDROOM SUITE WITH DRESSING ROOM AND EN-SUITE **** Situated on one of the town's most prestigious roads in Hunt End and within walking distance of the OUTSTANDING-rated St. Augustine's High School, this beautifully presented and extensively upgraded detached split-level family home exudes luxury and comfort. Offering approximately 1900 sqft of versatile living space, the home features five spacious bedrooms, two bathrooms, a large open-plan kitchen and dining room, and a generous lounge. The first-floor living areas enjoy stunning far-reaching views from the front elevation, leading to an elevated rear garden that backs onto woodland. Meanwhile, the downstairs bedrooms benefit from their own private garden at the front of the property.



The property is set within a generous plot, with a double garage at the front providing plenty of storage space and a large driveway offering off-road parking for around six vehicles. Next to the garage is a spacious lawned front garden, with carefully chosen hedging, trees, and plants lining the borders, adding to the property’s kerb appeal and rural charm. Behind the hedgerows, there’s a lovely garden enclosed by hedging and fencing, complete with a patio seating area that serves as a delightful private garden for the downstairs bedrooms. Additionally, a path with steps leads gracefully to the rear garden, enhancing the connection between the outdoor spaces.

Upon entering the property through the front door, you are greeted by a modern, stylish interior that epitomises contemporary living. As expected from a home of this calibre, the entrance hallway is wide and welcoming, with doors leading to various rooms. The space under the stairs adds to the sense of openness, while an open staircase gracefully ascends to the first floor.

Ascending to the first floor, you'll find the main living quarters, where the impressive kitchen and dining room take centre stage. This spacious, dual-aspect room benefits from a large window offering beautiful, far-reaching views at the front and a rear window overlooking the landscaped garden. Its rectangular shape ensures an abundance of natural light throughout the space. The kitchen is fully equipped with a range of carefully selected modern wall and base units in classic cream, complemented by a charming breakfast bar and integrated appliances. This, combined with the dining area, makes it an ideal space for entertaining guests. Additionally, there is a separate utility room with extra wall and base units, space for additional appliances, and a convenient external door leading to the rear garden. A separate W.C. is also located nearby.

The modern family lounge offers a cosy atmosphere, with carpeting underfoot and elegant white French doors that open to the inviting rear garden, seamlessly blending indoor and outdoor living—perfect for unwinding after a long day.

The principal bedroom suite is a spacious retreat, featuring a walk-in wardrobe and en-suite. There's ample room for a super king sized bed and additional furniture, such as a

dressing table or cabinetry, making it a truly functional and comfortable space. French doors open to a private courtyard garden at the front of the property, offering a peaceful outdoor area. The walk-in dressing area is generously sized, with modern built-in wardrobes providing convenient storage solutions, adding to the luxury of the suite. The gorgeous en-suite is fully tiled and includes a bath with an overhead shower, W.C., twin wash basins with a vanity unit, and twin mirrored wall cabinets, all finished with modern touches.

Bedroom two is equally spacious, with plenty of room for a king-size bed and additional furniture. It benefits from a built-in cupboard and a side-aspect window. There are three further bedrooms, each offering ample space, and a family bathroom, which includes a bath, W.C., and wash basin, all finished with contemporary touches.

The landscaped rear garden has been thoughtfully designed to offer a wonderful space for relaxation, dining, and entertaining. It includes a decked patio, a separate decked area ideal for a BBQ, tiered lawns, and an additional decked seating area at the back of the garden. The garden also features lush, well-tended flower beds, a charming water feature, and enclosed boundaries for added privacy, all while backing onto picturesque woodland.

LOCATION

HUNT END- Highly desired location on the outskirts of Redditch in the Worcestershire countryside. Walking distance to St Augustines Catholic High School Ofsted rated OUTSTANDING (last Ofsted inspection date 17th April 2024). The area is known for its quiet, family-friendly atmosphere, making it a desirable location for those seeking a peaceful living environment while still being close to amenities. Hunt End is surrounded by green spaces and countryside, offering residents easy access to outdoor activities, including walking and cycling. Plenty of local amenities nearby, as well as a broader range of shops and amenities in the town of Redditch.

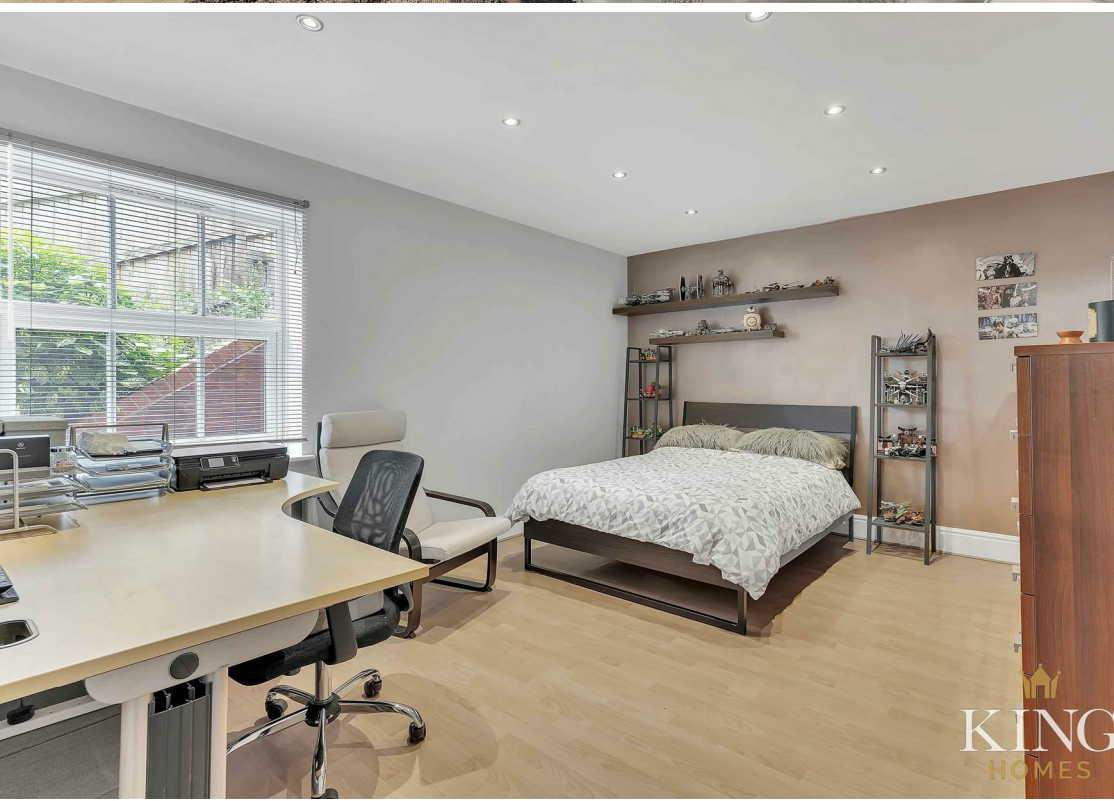
Hall

Bedroom 1 11'8" x 13'2" (3.58m x 4.02m)

Dressing Area

En-suite 6'5" x 9'8" (1.96m x 2.95m)

Bedroom 2	14'6" x 12'8" (4.44m x 3.87m)
Bedroom 3	8'7" x 8'4" (2.64m x 2.55m)
Bedroom 4	6'11" x 13'2" (2.13m x 4.02m)
Bedroom 5	
Bathroom	6'5" x 7'6" (1.96m x 2.31m)
Landing	16'6" x 8'7" (5.05m x 2.64m)
Living Room	16'2" x 13'2" (4.95m x 4.02m)
Kitchen/Dining Room	23'6" x 10'0" (7.18m x 3.06m)
Utility	6'7" x 5'3" (2.03m x 1.61m)
W.C	
Double Garage	20'5" x 17'1" (6.23m x 5.21m)







Total area: approx. 177.6 sq. metres (1911.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	