



**RE/MAX**  
Prime Estates



## **Manor Gardens Hackmans Gate, Stourbridge, DY9 0FA**

**£1,250,000**

A bespoke development of imaginatively designed homes that seamlessly blend style and space in one exquisite package.

Providing flexible one-level living, these homes are the perfect option for those looking for a property that stands out from the crowd, both inside and out.

Teaming understated opulence with Horgan Homes' eye for detail, top of the range brands and a stunning location, Manor Gardens offers an unrivalled lifestyle for today's discerning homebuyers.

These contemporary single storey homes offer more than 220sqm of stylishly designed living space.

A statement double height entrance hall leads to the heart of the home — an impressive living-kitchen-diner with bifold doors to the extensive garden and feature apex windows that flood the room with light. A 360-degree fire makes a spectacular centrepiece.

The separate sitting room, accessed via double doors, also provides direct access to the outdoor space. From the kitchen, there is a room ideal as a study, snug or playroom. These luxury homes also benefit from a handy utility/boot room, cloakroom and integral double garage, offering practicality for everyday life.

The three generously sized bedrooms are accessed from the spacious hallway. The expansive master suite includes a fully fitted dressing room and bathroom and there are two additional en-suite bedrooms.

From the moment you arrive at Manor Gardens, sweeping driveways, with electric gates providing additional security, set the tone for this bespoke development.

The exclusive estate has been thoughtfully laid out to provide privacy and space whilst maximising the connection to the rolling countryside that wraps around Manor Gardens.

To arrange your exclusive appointment to experience the pinnacle of quality housing, contact RE/MAX Prime Estates

### Entrance Hall

The double height entrance hallway, dressed in underheated Porcelanosa tiles, provides a jaw dropping moment as you enter.

### Kitchen / Breakfast / Living Room

This generous room provides more than 63sqm of living space at the heart of the home, making it a sociable place for cooking, eating and relaxing centred around a large kitchen island and Silestone worktops. It is fitted with underlit McCarron & Co units and hand painted in Zoffany colours with rubber lined drawers and bespoke faux shagreen skin handles on each unit.

Siemens appliances including an induction hob, oven, combi oven, warming drawers.

An induction hob with an extractor fan fitted flush into the ceiling give a sleek finish. All Integrated appliances include a full height fridge and freezer, drinks fridge and dishwasher. A boiling water tap provides instant hot water and a mirrored splashback above the sink provides the finishing touch.

Special touches include a storage system under the sink designed to hold up to five litres of liquid, preventing any damage in the event of a spillage and bluetooth speakers integrated in the ceiling.

The living element of this room, with its double height pitched roof and views overlooking the garden, is zoned from the kitchen and diner by the 360-degree open fireplace, clad in Porcelanosa Airslate tiles.

### Sitting Room

With its vaulted ceiling, extensive glazing and double doors, the separate sitting room is a light filled tranquil space, offering an important link to the garden in all seasons.

### Study / Snug / Playroom

Another generously sized living space that lends itself to a multitude of uses with two windows overlooking the private garden.

### Utility

The utility room has underheated Porcelanosa floor tiles and is fitted with a range of McCarron & Co units and 30mm Quartz worktops. A sink and tap with plumbing and electrics for a washing machine and tumble dryer make it a truly practical space for day-to-day family life.

### Bedrooms

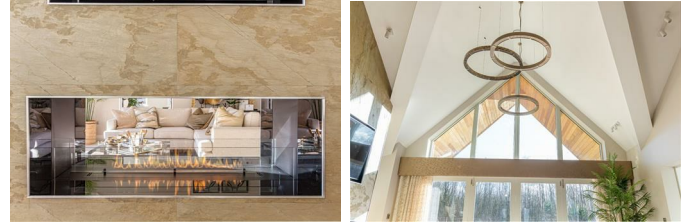
All three bedrooms have their own dedicated en suite bathroom. The master bedroom also has a fully fitted dressing room.

### Bathroom, Ensuites & Cloakroom

Villeroy and Boch sanitary ware lends an exclusive touch to the bathrooms and en suites with full height Porcelanosa tiling around showers that is

complemented with half height tiling with a chrome trim elsewhere. All of the bathroom ensuites benefit from mirrored cabinets with lights. The wall hung, rimless toilets and vanity units are underlit with atmospheric switch activated lighting with pathway lighting on a PIR sensor that turns on automatically when you walk into the bathroom and ensuite.

### Heating, Electric & Lighting



Underfloor heating warms the entire house with Porcelanosa tiling throughout the hallway, kitchen/breakfast room and bathrooms. Heating is delivered via a gas central heating boiler.

A designer LED lighting scheme set off the home's vaulted ceilings. A 5-amp lighting circuit to the living room and lounge allows for plug lamps to be operated from a switch separate to other lighting. Externally, smart lighting is provided by a Lutron system.

Every room features a television point (apart from utility room, bathrooms and cloakroom) with CAT 6 sockets providing ethernet access at the rear. Fibre broadband is available to the properties. USB sockets are scattered throughout.

### Internal Finishes



Internal doors finished in black with chrome ironmongery.

Glazed doors to the garden room, study and living room from hall.

Stepped skirting and architrave.

Walls painted in khaki mist 6.

### External Finishes

Entered via electric gates with a wifi intercom, individual blocked paved driveways lead to private

parking for multiple vehicles. Intruder alarms are installed as standard.

Carefully selected materials including cedarwood cladding ensure a sophisticated external façade that defines these homes as something special. Substantial rear gardens are laid to lawn with a lush teal coloured turf and a sizeable patio, partially shielded by the projecting apex roof, offers a place to enjoy the great outdoors in all seasons. Hedging to the front and close board fencing to the side and rear give privacy and an external tap, weatherproof socket and external lighting all come as standard.

A 10-year LABC warranty will offer you peace of mind.

### [Sustainability](#)

Sustainability is a key feature of these highly insulated homes. They have photo voltaic roof panels to generate power, thermally efficient e-glazing and electric car chargers installed as standard.

### [Money Laundering Regulation](#)

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

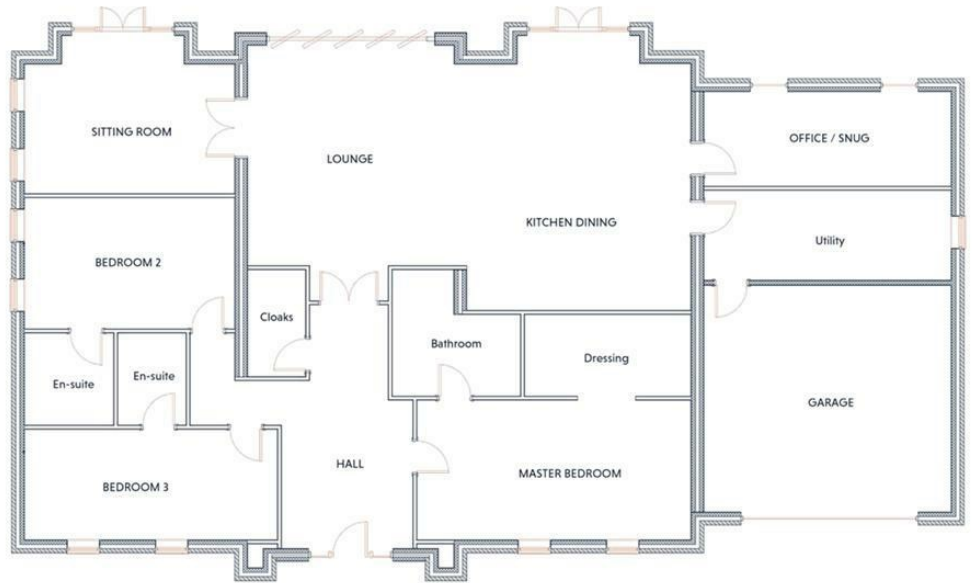
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

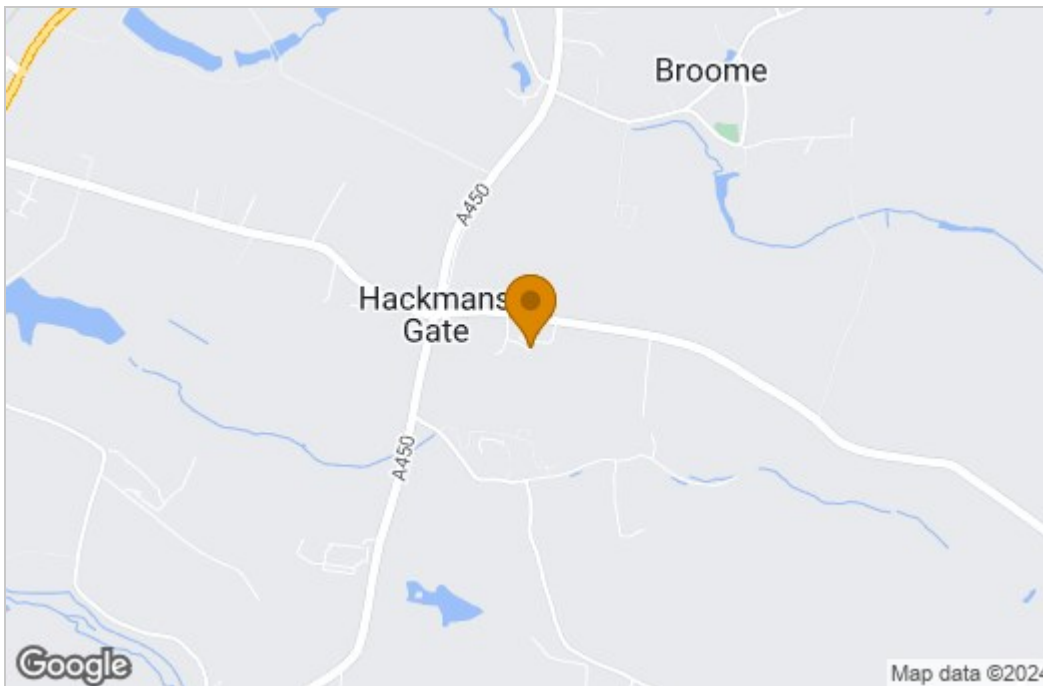
# Floor Plan

- Front Entrance 6.30m x 3.10m (max)
- Kitchen/Living 10.60m x 6.56m
- Garden Room 5.00m x 3.70m
- Study 5.90m x 2.16m
- Utility 5.90m x 2.16m (max)
- Cloaks 2.67m x 1.40m
- Main Bedroom 6.52m x 3.30m
- Dressing Room 3.95m x 1.90m
- Main Bathroom 3.10m x 1.90m (inc shower)
- Front Bedroom 6.00m x 2.60m
- En-suite 1.53m x 2.20m
- Rear Bedroom 5.00m x 3.02m
- En-suite 2.16m x 2.20m (inc shower)
- Garage 5.50m x 6.00m

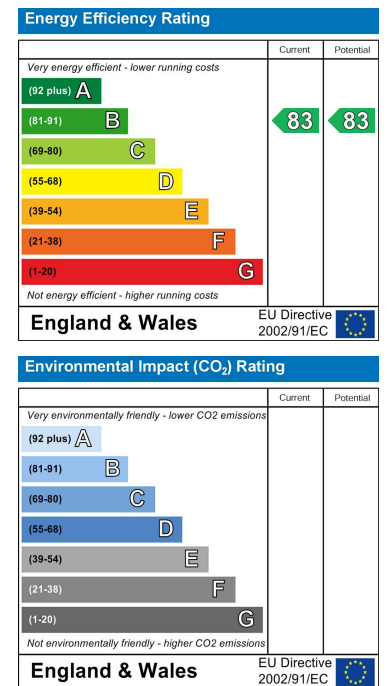


The dimensions have been taken from the architects plans and can only be considered as an approximate, as built dimensions will be subject to variation.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.