



Parkland View The Avenue, Waresley Kidderminster DY11 7XR



welcome to

Parkland View The Avenue, Waresley Kidderminster

*** ATTENTION CAR ENTHUSIASTS*** THIS HIGH SPECIFICATION "GRAND DESIGN" PROPERTY HAS AN UNDERGROUND GARAGE LARGE ENOUGH FOR A NUMBER OF VEHICLES *** HIGH SPECIFICATION THROUGHOUT *** LARGE PRIVATE PLOT *** BEAUTIFULLY PRESENTED *** A MUST VIEW HOME! ***



Approach

Set behind electrically operated double gates and pedestrian door to the side, the front of the property is very private and secure. There is a large sweeping driveway with lawn beyond with well established shrubs. There is well placed outside lighting flanking the driveway and lawn with some really nice inset striplights built into the front steps leading to the front door.

Entrance

The high specification of this property starts with the front door! The smart door is fitted with finger print recognition so no need for keys here.

Open Plan Living/kitchen

34' 9" max x 20' (10.59m max x 6.10m)

A fantastic light an airy place to spend your time and also entertain your friends too.

Living Area

Recessed lighting, stairs to lower hallway, three double glazed window to front aspect with views, two double glazed windows to rear aspect., bi-folding doors giving access to the large patio with covered outdoor seating area to enjoy.

Kitchen Area

The current owner has a great eye for detail and has great taste, this is evident in this truly high specification kitchen with solid marble work tops, marble splashbacks, "Billi" instant boiling water tap, "Neff" ceramic hob, "Miele" integrated dishwasher, "Samsung" smart fridge with integrated speaker, "Miele" self cleaning oven and "Miele" microwave, two double glazed windows to the rear aspect.

Inner Hallway

Doors to bedroom one and bathroom.

Bedroom One

20' x 10' 10" (6.10m x 3.30m)

With built in triple wardrobe and steamer, wall mounted TV with remote control enabling the TV to be set back against the wall when not in use, privacy double glazed window to front aspect and double glazed window to rear aspect.

Bathroom

Stunning "Geberit" bathroom suite to comprise stand alone bath with smart TV built into the wall to watch whilst in the bath, wc, walk in double shower with large shower head, marble tiling to walls and floor, double glazed privacy window to front aspect. Another example of a night quality finish using high end fittings. It's just how things should be done!

Lower Hallway

With doors to bedrooms two, three, bathroom, utility room and the garage. The is also an understairs storage area.

Bedroom

25' 11" x 7' 7" (7.90m x 2.31m)

Recess lighting, underfloor heating and an emergency fire exit hatch.

Bedroom

10' 10" x 10' 5" (3.30m x 3.17m)

Recess lighting, underfloor heating and an emergency fire exit hatch.

Bathroom

Beautiful Porcelanosa suite comprising wc, wash hand basin and bath, the mirror has subtle back lighting adding to the overall finish, tiling to walls and floor, this is a really high quality bathroom which needs to be seen.

Utility Room

Range of wall and base utility units, plumbing for washing machine and condensing dryer.

Garage

36' 1" x 19' 8" (11.00m x 5.99m)

A truly unique garage which that is perfect place to park a number of luxury cars. The current vendor has a dedicated section to use as a gym and indeed the garage could be used for a number of different uses depending on your requirements.

Store

With key code entry, this area is where the electric components are and there is also a good space for further storage.

Carport

Giving access the garage.

Rear Garden

With enclosed boundaries, lawned area with screened with hedgerow and useful hidden storage. There is also a hidden shipping container that is used as storage.

Terrace

A fantastic area for outdoor entertaining with a decent area of the terrace being covered. There are outside lights, speaker system and outdoor sockets.

Hardstanding

A large area with electric sockets in place suitable for a large motorhome.

Agent Note

The Council Tax Band is D.



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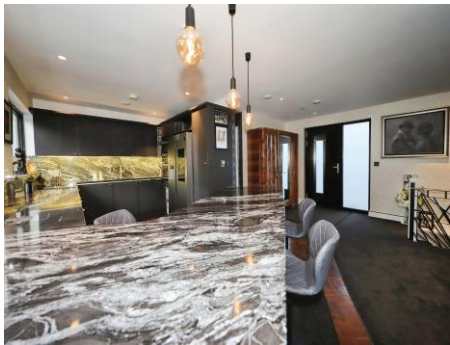
Parkland View The Avenue, Waresley Kidderminster

- "GRAND DESIGNS PROPERTY"
- UNIQUE THREE BEDROOM PROPERTY
- UNDERGROUND PARKING/GYM
- PRIVATE SETTING
- HIGH SPECIFICATION

Tenure: Freehold EPC Rating: B

offers over

£700,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
KMS113570 - 0012

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