



## Sutton Park Gardens, Kidderminster, DY11 6LJ

**£335,000**

Situated on this exclusive development consisting of only similar type properties is this immaculate 4 bedroom semi detached family home. The interior of the property is presented to the highest order with many improvements and refurbishment throughout. The ground floor has three reception rooms, a re fitted kitchen and cloakroom wc. The first floor provides four bedrooms, a re fitted main bathroom and en suite facilities to the main bedroom. The rear gardens have been extensively landscaped and there is driveway parking to the front of the property.





# 6 Sutton Park Gardens, Kidderminster, DY11 6LJ

## ENTRANCE HALL

Stairs to first floor, storage cupboard, doors to ground floor rooms

## CLOAKROOM WC

Low level wc, wash hand basin, frosted window, tiled splashbacks

## LOUNGE AREA 12'5" x 11'5" (3.8 x 3.5)

Double glazed window to front aspect, feature fireplace, wood laminate flooring

## DINING ROOM 12'1" x 10'5" (3.7 x 3.2)

Double glazed doors to rear gardens, wood laminate flooring

## KITCHEN 12'5" x 11'1" (3.8 x 3.4)

Double glazed window to rear gardens, re fitted with a modern range of matching wall and floor units with integrated appliances, tiled flooring, door to office

## OFFICE 13'5" x 9'2" (4.1 x 2.8)

Double glazed door to rear gardens, ceiling spot lighting, door to storage area

## FIRST FLOOR LANDING

Loft access, carpet area

## MAIN BEDROOM 11'5" x 11'1" (3.5 x 3.4)

Double glazed balcony doors, carpet flooring, door to en suite

## EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

## BEDROOM 16'0" x 8'2" (4.9 x 2.5)

Double glazed window, carpet flooring

## BEDROOM 11'1" x 7'2" (3.4 x 2.2)

Double glazed window, carpet flooring

## BEDROOM 6'10" x 10'2" (2.1 x 3.1)

Double glazed window, carpet flooring

## BATHROOM

Re fitted main bathroom with panelled bath, shower over, low level wc, wash hand basin, tiled surrounds

## OUTSIDE

Landscaped rear gardens with good degrees of privacy. Gravelled areas, decked seating area, patio area, fully enclosed by panel fencing

## DRIVEWAY PARKING

Driveway parking to the front of the property for two vehicles, up and over door to part converted garage







