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**Windermere Drive**  
Kingswinford

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41 Windermere Drive, Kingswinford DY6 8AN

This extended, improved and re-appointed 4 Bedroom David Payne – Buxton Detached Family Home enjoys a great position at the popular Mayfields development leading off High Street and is centrally located and convenient for amenities/schools at the heart of Kingswinford.

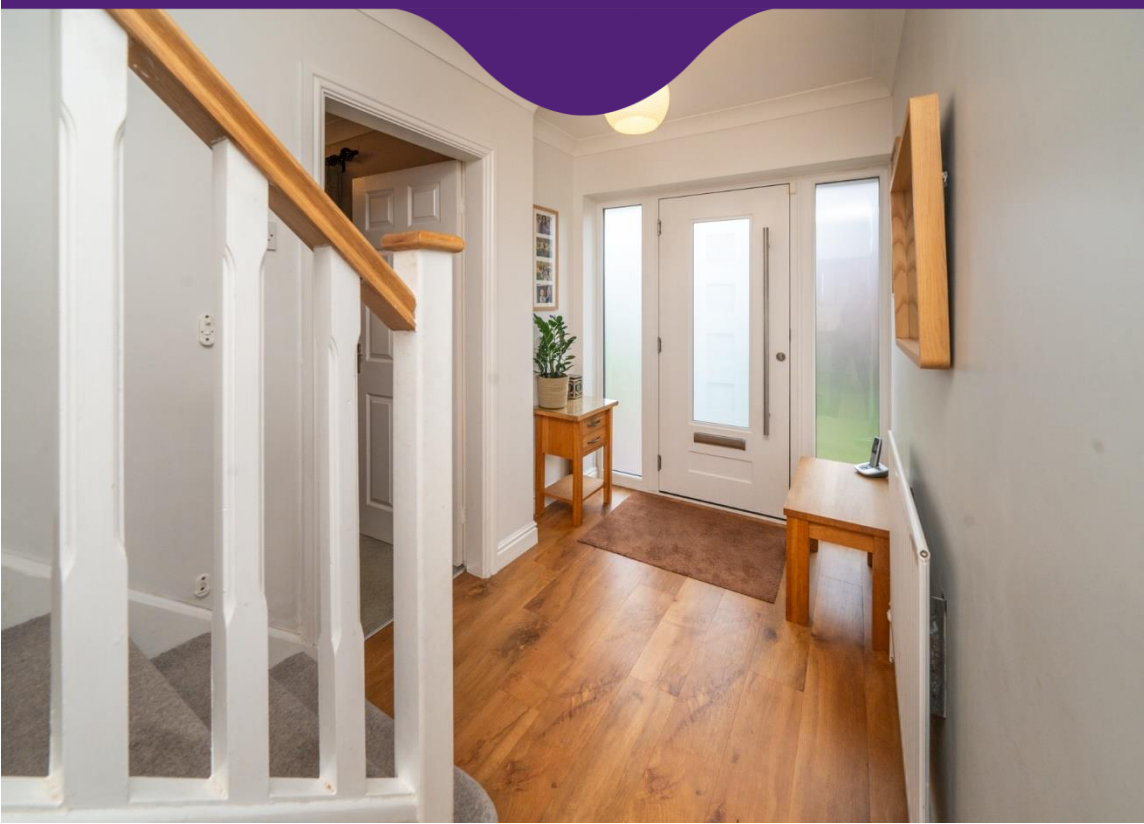
The property has been extended to the rear adding a Breakfast Room to the Kitchen and a side extension has added a Study (or flexible use) leading off the Lounge. In addition, there is a Detached Double Garage and generous size rear Garden with pleasant wooded aspect to rear.

With gas central heating, double glazed windows and comprising: Reception Hall, Guest Cloakroom, Through Lounge, Study, Dining Room, Kitchen, Breakfast Room, Utility Room, Landing, 4 Bedrooms, Separate Shower Room and House Bathroom.

OVERALL, THIS IS A PROPERTY TICKING MANY BOXES FOR A GROWING FAMILY AND IS WELL WORTH INSPECTION TO FULLY APPRECIATE SIZE, LAYOUT AND POSITION.

On the Ground Floor, there is a composite double glazed front door with obscure double glazed side screens opening to the Reception Hall having Karndean floor, stairs to 1st Floor (with storage below) and doors leading off. The Guest Cloakroom has a white suite with WC having concealed cistern, basin with vanity cupboards below, extractor and half tiled walls.

There is a separate Dining Room, to the front, with double glazed window.



The Lounge is a through room having a mantel fireplace with hearth and inset Gazco remote control gas fire, double glazed bow window to front and glazed doors/screens to the rear Garden.

A door gives access to the Study having a laminate floor, vertical radiator and double glazed front and rear window.

The Kitchen has a range of modern oak wall and base cupboards, worktops, tiled splash backs, sink with mixer tap, Neff built in oven, Siemens microwave oven, further Neff hide and slide built-in oven, AEG gas hob with cooker hood over, Bosch integrated dishwasher, integrated fridge and freezer, Karndean floor, obscure double glazed side window, cupboard housing the Worcester gas central heating boiler, vertical radiator and archway opening to the Breakfast Room, having a continuation of the modern oak wall and base cupboards/drawers, Karndean floor, table space, rear double glazed doors/screens to Garden, side double glazed door/screens to Garden, ceiling beams and vertical radiator.

A door gives access to the Utility Room having modern oak style wall cupboards, tall cupboard, worktop, 2 appliance spaces, Karndean floor and ceiling beams.

On the 1st Floor, there is a Landing having spindle balustrade to stairs, loft access (with ladder), Airing Cupboard (with tank) and doors to 4 Bedrooms, Bathroom and Shower room.

All 4 Bedrooms have a double glazed window and Bedroom 4 has a maple style built-in double wardrobe, adjoining desk with drawers, bedside cupboard and overhead cupboards.



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There is a separate Shower Room having a white suite with corner shower cubicle having shower panels and screen door, WC with grey concealed cistern, Heritage semi recessed basin with vanity cupboard below, wall tiling, shaver point, obscure double glazed window and chrome ladder radiator.

The House Bathroom has a white suite with P shaped bath, having side screen and Mira shower over, semi recessed basin with vanity cupboard below, WC with concealed cistern, wall mirror with lights and end cupboards, tiled walls, obscure double glazed window and chrome ladder radiator.

There is a Detached Garage having up and over door, loft over and pedestrian side door.

At the front, there is a tarmac driveway with block edging, providing off-road parking and border with rockery and slate infill and lawn areas divided by block paved pathway leading to the front entrance.

The Rear Garden is east facing having a paved patio, low wall, steps leading off on one part and pathway leading off on the other part, lawn, borders, corner timber gazebo, rear border, side gate giving access to the front, greenhouse and shed.

Tenure: Freehold  
Council Tax Band: E

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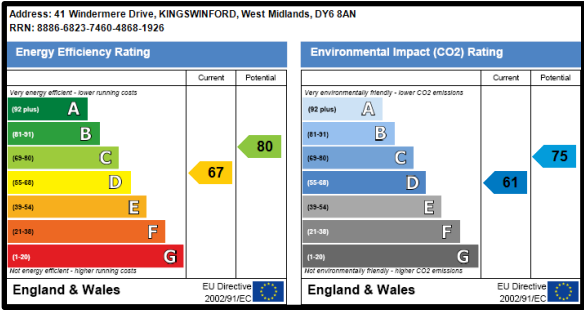
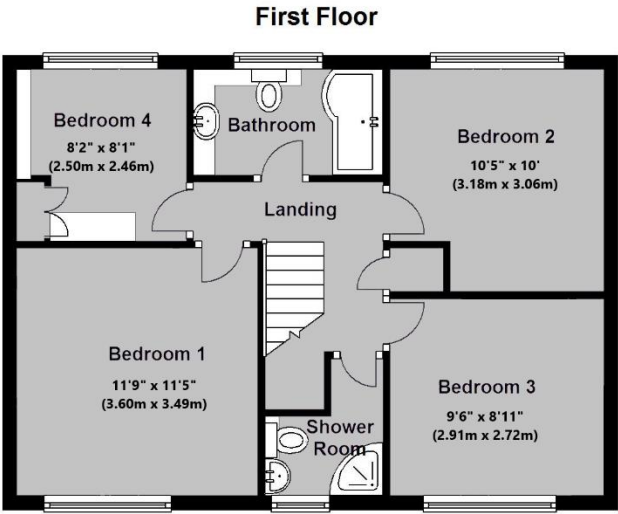
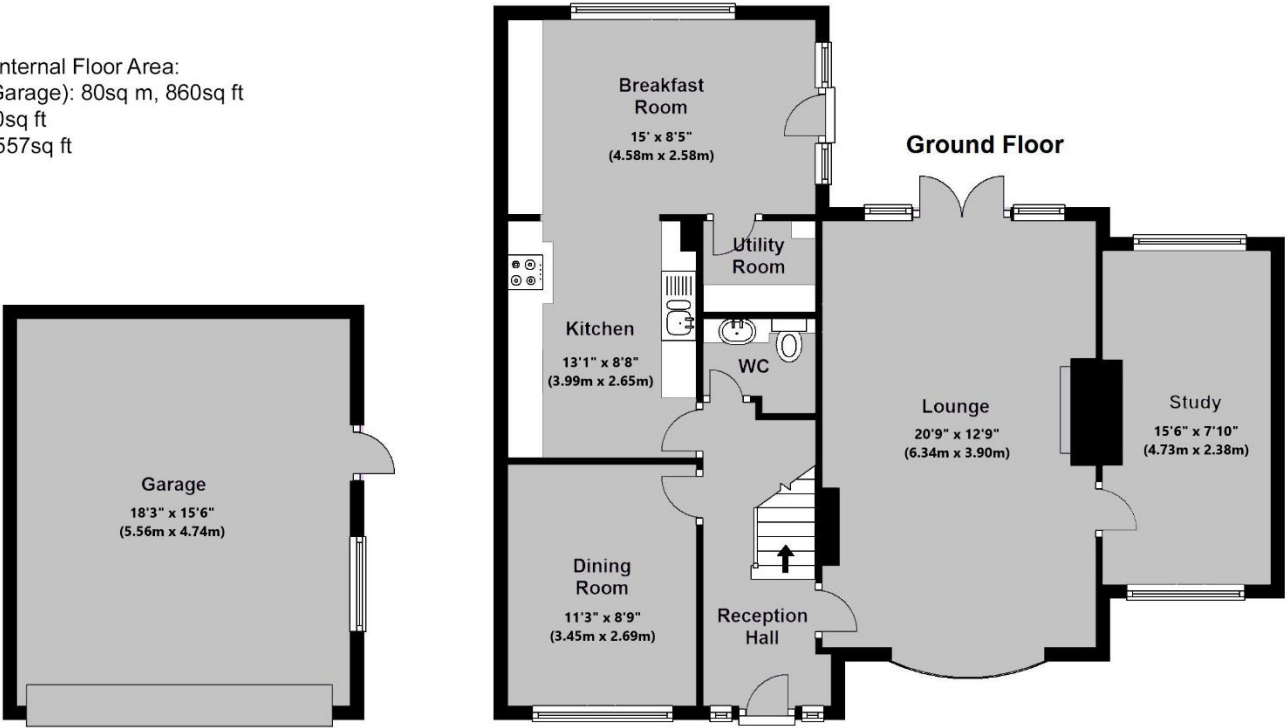
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# FLOOR PLANS

Approximate Gross Internal Floor Area:  
Ground Floor (exc. Garage): 80sq m, 860sq ft  
Garage: 27sq m, 290sq ft  
First Floor: 52sq m, 557sq ft





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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