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55 Windermere Drive
Kingswinford

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55 Windermere Drive, Kingswinford, DY6 8AN

This impressive 4 Bedroom David Payne Detached family home has been extensively upgraded, extended and finished to an exceptional standard. Boasting refined style and standout features, it presents a remarkable opportunity not to be missed!

This property enjoys a great position at the highly regarded Mayfields development, just off Kingswinford High Street. Situated in the heart of Kingswinford, it is ideally located for access to good primary and secondary schools, excellent transport links, and an extensive range of local amenities.

The property benefits from modern features including underfloor heating to the Kitchen/Family Room, Utility Room, and Guest Cloakroom, in addition to gas central heating and UPVC double-glazed windows throughout. A substantial rear ground floor extension has created a fabulous open-plan Kitchen/Family Room, enhanced by rear sliding patio doors and a remarkable central island. The ground floor further comprises a separate Utility Room, Guest Cloakroom, an integral Garage and a Lounge featuring a bow window. To the first floor, the accommodation offers 4 well proportioned Bedrooms (Bedroom 1 with En-suite) and a contemporary Family Bathroom.



OVERALL, A GREAT FAMILY HOME, BEAUTIFULLY FINISHED AND APPOINTED IN A DELIGHTFUL AND CONVENIENT SETTING!

On approach, you are greeted by a tarmac driveway which provides off road parking, car charging point, outside lighting and designated bin store.

On entrance to the property, the UPVC front door leads into the Reception Hallway which has porcelain flooring, stairs to first floor, spotlights and a door leading into the Lounge.

The Lounge is located at the front and features a bow window, gas fire with surround and understairs storage. There is a door leading into the Kitchen/Family Room.

The impressive open plan Kitchen/Family Room is fitted with a modern charcoal grey wall and base cupboards, tall cupboards, marble effect worktops with splashback tiles, Belfast sink with mixer tap, 2 built in Bosch Ovens and Bosch microwave, gas hob with extractor fan above, built in dishwasher and the Worcester Bosch boiler concealed within a cupboard. Furthermore, there is a central island with breakfast bar and recessed ceiling light. The Family Room features a separate dining and seating area, with porcelain flooring throughout, sliding patio doors leading out to the rear Garden and solar and electric blinds.



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From the Kitchen there is a door leading into the Utility Room which has charcoal grey wall and base cupboards, worktop, and space for additional appliances, door to Guest Cloakroom and Garage. There is a door leading into the Guest Cloakroom which is fitted with a contemporary white suite comprising; wc, wash hand basin and spotlights.

On the 1st floor Landing there is an airing cupboard, loft access (with ladders) and doors to;

Bedroom 1 is located at the rear of the property and features engineered hard wood flooring, dual aspect windows which provides ample natural light, fitted wardrobes, recessed lights and a door to the En-Suite. The En-Suite comprises; wc and wash basin with concealed unit, shower, vertical radiator, spotlights and tiled walls.

There are 3 additional well proportioned Bedrooms, of which Bedrooms 2 and 3 benefit from built in wardrobes. The House Bathroom is fitted with a white suite comprising; wc with concealed unit, bath with shower over, 2 hand wash basins with concealed unit and storage above, wall mounted cupboards, radiator, spotlights and tiled walls.

The Garage has a front opening door, lighting, electric and fitted cupboards.

The south west facing rear Garden enjoys a paved patio with lawn beyond, mature shrubs, wooden pergola with seating area, side access, outside tap, lighting and electric point.

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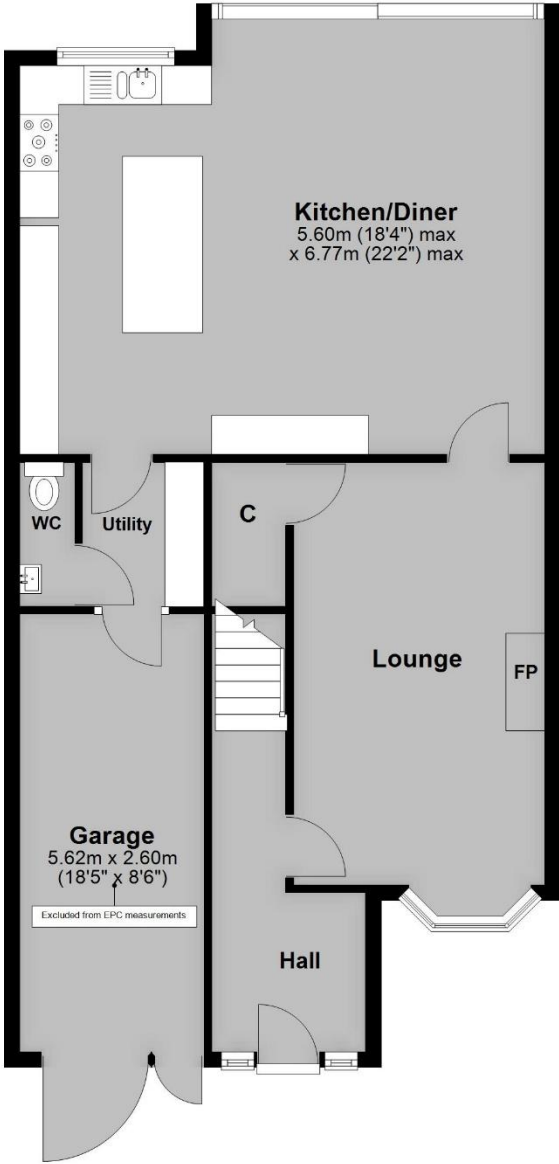
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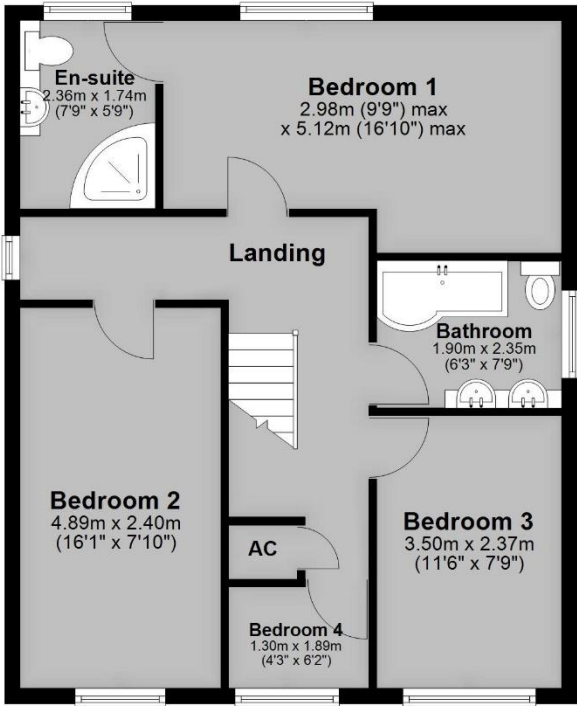


FLOOR PLANS

Ground Floor
Approx. 84.4 sq. metres (908.1 sq. feet)

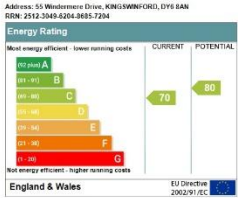


First Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



Tenure: Freehold
Council Tax Band: E

Total area: approx. 143.2 sq. metres (1541.0 sq. feet)





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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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