



## 2 Sandy Road

Norton, Stourbridge, DY8 3AH

Offers in the region of £725,000



Newlyn House is nestled within a highly desirable location and situated on the fringe of countryside yet still excellently positioned for commuters travelling by car, bus or train. There are a whole range of amenities within close proximity to include Stourbridge Golf Club, Stourbridge Tennis Club, Mary Stevens Park and Stourbridge town centre as well as a choice of primary and secondary schools nearby.

Set back from the road and hidden from view by mature shrubs and trees with an in/out driveway, offering ample parking for at least six vehicles along with a double garage

This most imposing freehold detached property, is set within a peaceful cul-de-sac, offering a serene retreat while remaining conveniently accessible. Oozing character with original features, style and space with four double bedrooms, the master offering a dressing room in addition to an ensuite bathroom with shower over the bath.



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There is a boarded loft room fitted with carpet and window in preparation to add a fifth bedroom

The accommodation continues to boast a ground floor cloakroom/W.C which enhances the practicality for residents and guests alike. An extended sitting room with dining area & separate family living room leading to play room. Offering versatility for a relaxing space or formal dining. To the rear is a large breakfast kitchen where you can try out your culinary expertise and separate utility room

Benefits include UPVC double glazing, original stained glazing and gas central heating with a recently fitted Worcester Bosch boiler

Outside to the rear is a delightful private garden with shaped lawn and selection of shrubs along with a heated swimming pool and separate hot tub with canopy

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#### **Porch 2.79 x 1.10**

With UPVC double glazing to the front and side elevation, ceiling light point and handy shelving idea for shoes and wellies. From here a most impressive original feature of a stained glass entrance door and side panels lead into the imposing hallway

#### **Entrance Hall 2.03 x 4.29**

This imposing hallway with handy storage cupboard housing the fuse box benefits from gas central heating, wood effect flooring, coved ceiling and light point. Doors lead to the spectacular through lounge, dining room and breakfast kitchen with stairs leading to the first floor

#### **Extended Sitting Room & Dining Area 3.81 x 4.92**

This spectacular extended sitting room with distinctive dining area stretches the length of the property and oozes light from the magnificent UPVC double glazed bay windows to the front elevation and French doors and side windows to the rear. The main focal point is the most impressive fire place with embellished tiled back and tiled hearth inset with a coal effect gas fire. Benefits include two gas central heating radiators ceiling with light point and wall lights.

#### **Separate Family Living Room 3.80 x 3.80**

Located to the front elevation and boasting impressive bay windows with the main focal point being the enchanting Adam style fire place with marble back and hearth inset with a coal effect electric fire complimented with gas central heating radiator, coved ceiling and light point and imposing double Regency doors leading into the play room

#### **Play Room 3.35 x 3.69**

Located to the front elevation with the main focal point being the UPVC double glazed bay windows with beautiful stained glass design. Benefits include gas central heating, coved ceiling and wall lighting

#### **Ground Floor Cloakroom/W.C 1.06 x 1.90**

Comprising of low flush W.c and pedestal wash hand basin complimented with tasteful half wall tiling, wood effect flooring along with ceiling and wall lighting

#### **Breakfast Kitchen 4.80 x 3.73**

This splendid kitchen is the family hub of the home. Comprising of both wall and base oak effect units complimented with tasteful tiled splash back and flooring, marble effect work top and double carbonate sinks with mixer tap. Stylish recess with gas point for a range style cooker or even an aga. Further enhanced with artex ceiling with spot lights, handy walk in cupboard housing the relatively new boiler, plug sockets and with plumbing for a dishwasher. Benefits include UPVC double glazing to the rear elevation and gas central heating radiator

#### **Utility Room 2.31 x 3.42**

Comprising of co-ordinating tiled flooring, oak base and wall units complimented with a stainless steel effect round sink unit, with mixer tap tasteful tiled splash back and marble effect work top. Enhanced with space for a large fridge/freezer plumbing for an automatic washing machine and tumble dryer. Benefits include gas central heating radiator, UPVC double glazed door and window to the delightful rear garden

### Stairs & Landing

The emphasis here is the wonderful original stained glass window with secondary glazing to the front elevation truly breath taking! Complimented with ceiling light point. There is a large loft access hatch to the boarded loft with carpet, built in desk, plug sockets and lighting in preparation for a further bedroom. Doors lead to the four bedrooms and bathroom

### Master Bedroom

Located to the front elevation and enjoying extensive views towards Clent., This master bedroom enjoys the luxury of air conditioning and the beauty of UPVC double glazed bay windows complimented with gas central heating radiator, artex ceiling, light point and two wall lights. Door leads into the dressing room

### Dressing Room

An asset to any home with fitted wardrobes along and over head storage to one side of the wall, picturesque UPVC double glazed bay windows with beautiful stained glass design, gas central heating radiator, along with an artex and coved ceiling with light point. There is an access hatch to the large loft and door leading to the bathroom ensuite

### Bathroom Ensuite 3.00m x 1.70m

Comprising of a three piece suite consisting of a panelled bath with shower over and screen, stylish vanity unit inset with wash hand basin and low flush W.C. Complimented with shavers point tasteful tiled walls and flooring. Benefits include UPVC double glazed obscure window to the side elevation, gas central heating radiator and ceiling light point

### Bedroom Two 3.81 x 4.94 into bay

Located to the front elevation with UPVC double glazed bay windows, artex ceiling with hanging spot lights and gas central heating radiator

### Bedroom Three 3.67 x 3.74

Located to the rear elevation with gas central heating radiator, UPVC double glazing, artex and coved ceiling with light point

### Bedroom Four 3.76 x 2.40

Located to the rear elevation with UPVC double glazed windows, gas central heating, ceiling light point and handy built in cupboard

### Family Bathroom

Comprising of a white three piece suite comprising of a panelled bath with shower over and screen, pedestal wash hand basin and low flush W.C. Complimented with tasteful tiled walls, wood effect flooring and chrome effect extended ladder design gas central heating radiator. Benefits include UPVC double glazed obscure windows to the rear elevation and ceiling light point

### Private Rear Garden

This most delightful and well planned private garden offers gated access to the front elevation and boasts a large block paved patio, shaped lawn and raised beds of mature shrubs and trees. The added bonuses are the heated swimming pool and separate eight seater hot tub with canopy

### Double Garage 5.53 x 7.83

This larger than average double garage has the added benefit of two up and over doors to the front elevation and a UPVC door to the rear garden. Benefiting from four ceiling strip lights, shelving and electric plug sockets

### Driveway

Tarmacadam in/out driveway offering parking for at least six vehicles, absolutely perfect for a boat or caravan

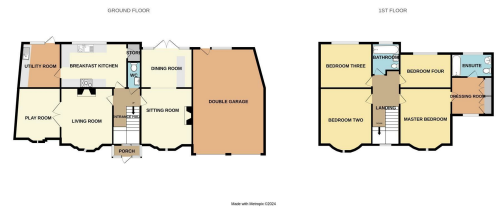




## Area Map



## Floor Plans



### Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Landlord and Tenant Act 1954 and therefore any fixtures and fittings listed within these sales particulars refer to the fixtures and fittings form provided by their solicitor and would suggest any que

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