



**CHURCH VIEW GARDENS,
KINVER, SOUTH STAFFS, DY7 6EE**

Taylors



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Delightfully situated to form part of a now established cul-de-sac, this EXTENDED AND THOUGHTFULLY IMPROVED, RATHER VERSATILE, DETACHED FAMILY HOME has many features including a GRANNY ANNEXE / TEENAGE FLAT, to comprise: Reception Hall, Pleasant Sitting Room with Dining Area, ENLARGED BREAKFAST KITCHEN being open to Utility, Side Hall with Guests Cloakroom off, FOUR BEDROOMS (Master with ENSUITE), Further Nursery Bedroom/Study, House Bathroom and with the GRANNY ANNEXE: Large Hall, Sitting Room, Bedroom and Modern Ensuite. AMPLE BLOCK PAVED DRIVE, Rear and Side Gardens.

In further detail the EXTENDED accommodation is seen to comprise;

GROUND FLOOR

A feature UPVC front entrance door with inset obscure double glazing and with an adjoining UPVC double glazed fixed panel, opens to the;

RECEPTION HALL

With stairs leading off rising with a balustrade to the first floor accommodation (later mentioned) and further with a useful understair cupboard, central heating radiator, decorative dado relief, ceiling light point and part glazed doors which lead off;

PLEASANT SITTING ROOM WITH FORMAL DINING AREA 23' 10" x 11' 5" (when measured at widest points)

Arranged in two very distinct parts, initially with the;

SITTING ROOM AREA

Having a broad UPVC double glazed bow window to the front providing good natural illumination within this tastefully decorated room and also features a "Louis styled" fireplace having a projecting hearth and an inset "coal effect" living flame styled gas fire. Central heating radiator, television connection point, coving to the ceiling, two wall light points, ceiling light point and being open to the;

DEFINED DINING AREA

Having large UPVC double glazed patio doors to the rear garden and with ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. Central heating radiator, continuation of the coved ceiling and ceiling light point.

"L" SHAPED KITCHEN WITH BREAKFASTING AREA AND UTILITIES SPACE 18' 0" x 15' 0" (when measured at widest points)

Once again arranged in two very distinct parts, initially with the;

WELL FITTED "LIMED OAK" KITCHEN

Having UPVC double glazed windows to the rear and a UPVC part double glazed door. Furnished with an excellent range of units, there are base cupboards and drawers which are surmounted by contrasting roll edged work surfaces and have an inset sink and drainer with mixer tap. Complementary splashback tiling forms a surround to the work surfaces and continues to the "built-in cooker arrangement" which comprises a halogen hob, double fan assisted electric oven below with integrated grill and overall cooker hood. In addition there is an integrated larder fridge. At eye-level there are wall cupboards providing additional storage space and incorporate display shelving. Upon a tiled floor there is suitable space for the arrangement of breakfasting table and chairs as may be preferred. Two central heating radiators, recessed ceiling lighting, provisions for a television and being "open plan" to the;

UTILITY

Which has a UPVC double glazed window to the side, fitted roll edged work surface with appliance space below including suitable space and plumbing for an automatic washing machine, and to the side with space for a tall fridge/freezer. Wall mounted "limed oak" cupboards to complement the kitchen, continuation of the tiled floor and with recessed ceiling lighting. Approach to;

BEDROOM 13' 8" x 9' 0" (when measured at widest points)

With a UPVC double glazed bow window to the front, central heating radiator, ceiling light point and door to;

MODERN EN-SUITE 7' 8" x 4' 6"

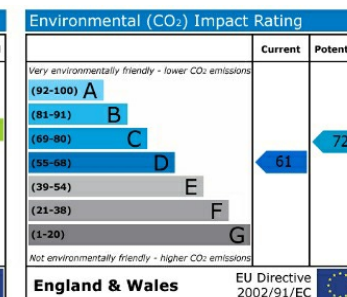
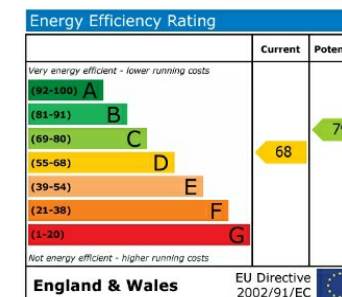
With a UPVC obscure double glazed window to the side and appointed with a white "contemporary style" suite to include a FEATURE WALK-IN SHOWER with large curved screen and with full height splashback tiling forming a surround. Tiling continues with a border tile relief to form a surround to the wash hand basin which is part recessed into a double door vanity and to the side has a low level WC with enclosed cistern. Fashionable "ladder styled" heated towel radiator, shaver connection socket, extractor fan and ceiling light point.

OUTSIDE

The property enjoys a position within a quiet close off the thoroughfare of Church View Gardens itself, and has a generous drive facilitating vehicular parking space. Further, there is a;

LANDSCAPED REAR GARDEN AND SIDE AMENITY GARDEN

At the rear being planned for easy maintenance including a feature patio which may be approached from the dining area or alternatively from the kitchen. A raised border across the rear boundary has specimen plants and shrubs, and to the side a path extends to the AMENITY GARDEN which has a lawned area, path extending to the side gate, garden shed and the potential to create SPACE FOR A CARAVAN with consideration given to landscaping and an approach from the head of the close.





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SIDE HALL

With a feature UPVC part obscure double glazed door opening to the side drive, ceiling light point and further approach to;

GUESTS CLOAKROOM

With a UPVC obscure double glazed window to the front and appointed with a modern white suite to include low level WC and wash hand basin having double door vanity below and complementary splashback tiling. Tiled floor and ceiling light point.

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise with a balustrade to;

"L" SHAPED LANDING

With a continuation of the balustrade adjoining the stair opening, loft access point, ceiling light point and with white "Regency styled" doors radiating off;

EXCEPTIONAL MASTER BEDROOM 17' 2" (into door recess) x 16' 2"

Undoubtedly an aspect of the property of significance, proving a substantial master bedroom suite which includes an ensuite. There are UPVC double glazed windows to the front and rear, and an excellent range of fitted furniture with a variety of wardrobes, cupboard storage, chest of drawers, dressing table and bedside cabinets with display shelving above. Central heating radiator, ceiling light point and with a white "Regency styled door" to the;

ENSUITE 6' 7" x 5' 10"

With a UPVC obscure double glazed window to the rear, and appointed with a "Heritage" white suite to include corner shower enclosure having Mira shower within, and with full height complementary splashback tiling continuing at full height with a border tile detail to form a surround to the WC and to the hand wash basin which is part recessed into a double door vanity unit. Fashionable "ladder styled" heated towel radiator, shaver connection socket, extractor fan and ceiling light point.

BEDROOM TWO 13' 2" x 10' 0"

With a UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM THREE 10' 5" x 10' 0"

With a UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM FOUR 9' 5" x 7' 6" (at widest points)

With a UPVC double glazed window to the front, useful over stair cupboard/wardrobe, central heating radiator and ceiling light point.

VERSATILE "DEN"/NURSERY BEDROOM 9' 0" x 6' 7" (at widest points)

With a UPVC double glazed window to the side, central heating radiator, ceiling light point and with alternate use as a home study/office as may be preferred.

HOUSE BATHROOM

With a UPVC obscure double glazed window to the rear and appointed with a three piece arrangement to include bath with hand held shower fitting, complementary full height tiling forming a surround, and with tiling continuing to both the pedestal wash hand basin and low level WC. Central heating radiator and ceiling light point.

AIRING CUPBOARD

Conveniently located off the landing, housing the pre-insulated hot water cylinder and with slatted shelving above for linen storage.

GRANNY ANNEXE/TEENAGE FLAT

Whilst an aspect of the property providing tremendous flexibility, and not quite "self-contained", this is an arrangement which can easily accommodate an elderly relative or teenage child. At present the approach is achieved from the kitchen with an initial;

GENEROUS HALL AREA

Which could easily accommodate a "kitchenette" if so preferred, and has central heating radiator, ceiling light point and a BUILT-IN CUPBOARD which provides for excellent general purpose storage and houses the property's "Glow-worm" central heating boiler system. From this hall, there is an approach to a;

SITTING ROOM 13' 7" x 10' 0"

With broad UPVC double glazed bow window to the rear, and a UPVC part double glazed door with adjoining window to the side. Feature fireplace with pebbled effect electric fire, central heating radiator, television connection point and with a ceiling light point.

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VIEWING

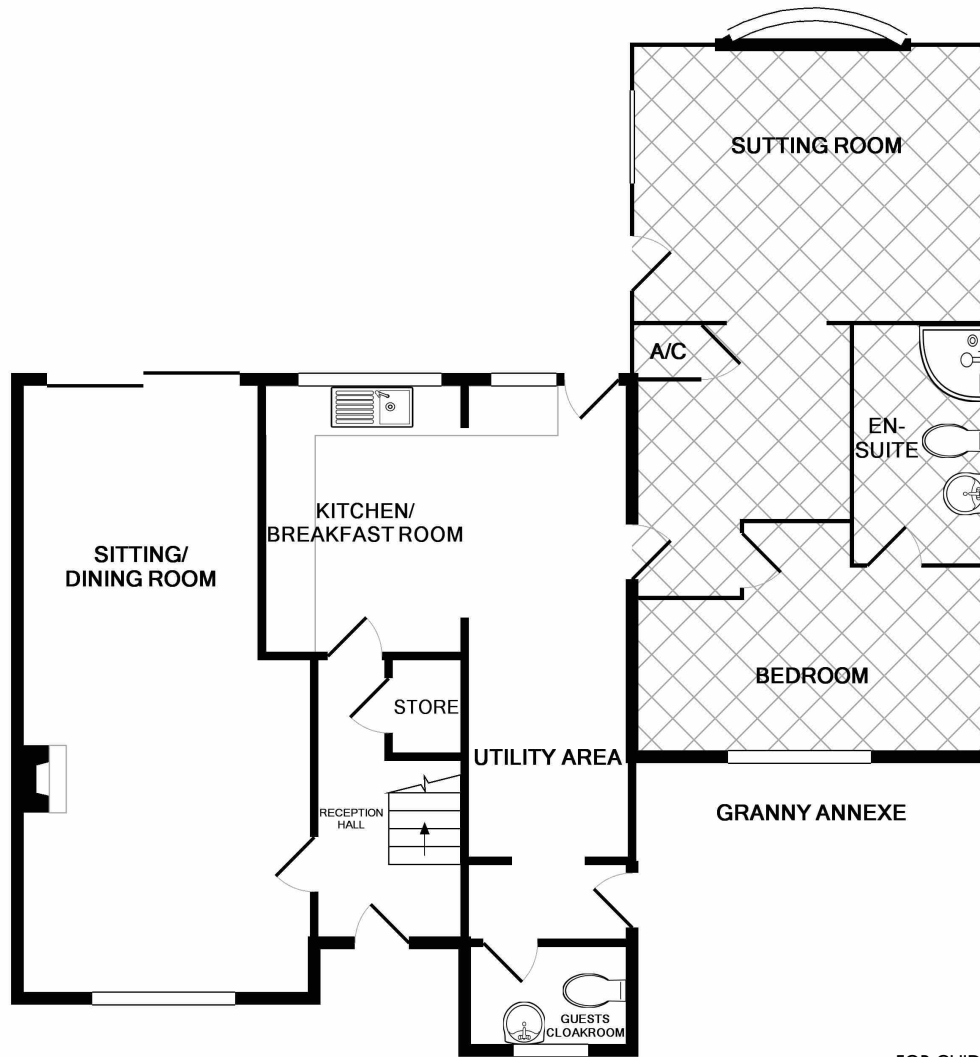
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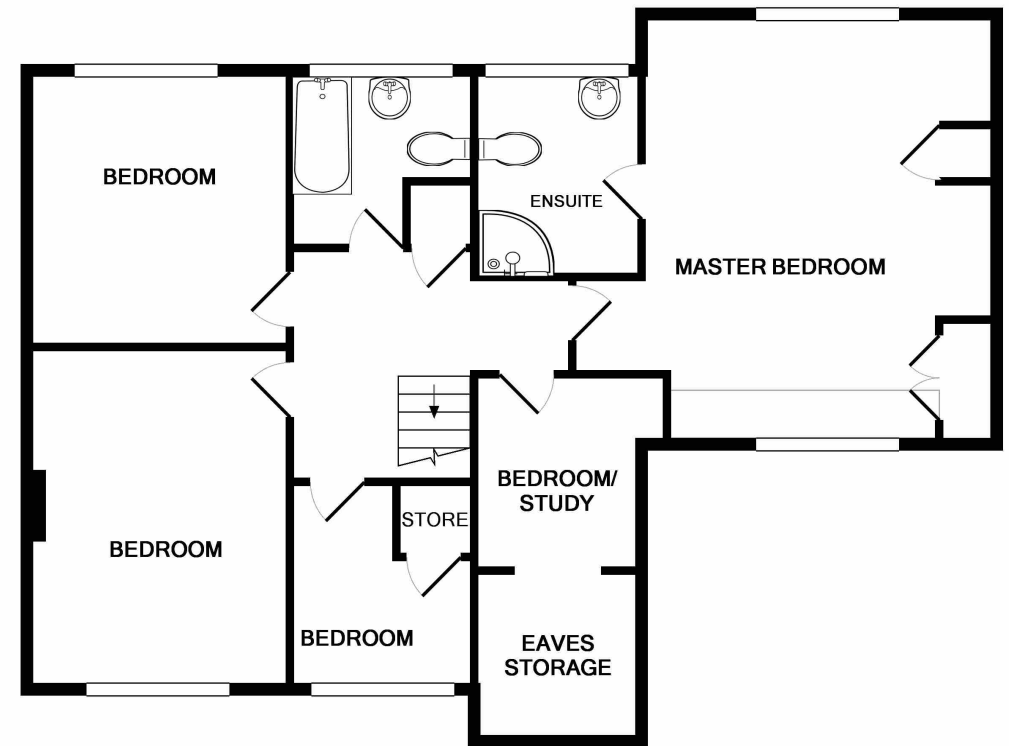
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GROUND FLOOR



1ST FLOOR

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