



**Ardens Close, Redditch, B98 0QE**

**Guide price £729,999**



**\*\* Five Bedroom Detached Executive Family Residence \*\* Substantially Extended and Renovated to the Highest of Standards \*\* Double Garage \*\* Generous Garden with Swimming Pool \*\* Tucked away in a prestigious cul-de-sac, this exceptional detached residence has been extensively upgraded and thoughtfully extended to offer versatile and elegant family living. At its heart lies a superb open-plan kitchen, dining and family room with bi-fold doors opening onto the landscaped garden, complemented by a living room, versatile studio/snug, utility room and two cloakrooms. Upstairs, five well-proportioned bedrooms, four with luxury en-suites, including a principal suite with excellent storage, complete this refined home.**



Tucked away in a delightful cul-de-sac, this outstanding detached residence has been beautifully extended and significantly upgraded to create a truly impressive family home. One of only a small number of individually designed properties, it enjoys a lovely, private setting within this highly sought-after area.

The property is approached via an attractive newly laid concrete-impress driveway, providing ample parking for multiple vehicles and leading to the integral garage. The striking frontage sets the tone for the quality and attention to detail found throughout.

Inside, the home has been thoughtfully reconfigured to offer exceptional living space. At its heart lies a superb open-plan kitchen, dining and family room – a spacious and beautifully finished area ideal for entertaining or everyday family life. Large bi-fold doors open directly onto the garden, allowing natural light to pour in and creating a seamless connection between indoors and out.

A welcoming hallway leads to a comfortable living room and a versatile studio or snug, perfect as a home office or playroom. The ground floor also includes a practical utility room and two cloakrooms, adding to the home's convenience.

Upstairs, there are five well-proportioned bedrooms, four of which benefit from en-suite facilities. The principal suite offers excellent storage and a beautifully appointed en-suite, while the remaining en-suites are finished to a high standard, ensuring comfort and privacy for family members and guests alike.

The rear garden is a particular feature of the property – substantial in size and beautifully landscaped, with a well-maintained lawn, a large paved patio ideal for outdoor dining and entertaining, and a superb heated swimming pool. The garden is fully enclosed by fencing, offering a high degree of privacy and security.

Situated in the desirable area of Winyates Green, the property enjoys a convenient position close to local amenities, well-regarded schools, and excellent transport links, including easy access to the motorway network.

This remarkable home now combines substantial space, high-quality finishes, and an enviable setting – ready to move straight into and enjoy.

**Hall**

**Kitchen/Dining/Family Room**

22'11"/22'11" x 41'5" (7/07m x 12.63m)

**Utility**

5'11" x 6'0" (1.81m x 1.85m)

**W.C**

**Living Room**

8'11" x 11'4" (2.74m x 3.46m)

**Studio/Snug**

12'2" x 9'10" (3.73m x 3.01m)

**W.C**

**Integral Garage**

**Landing**

**Bedroom 1**

14'2" x 14'9" (4.32m x 4.51m)

**En-suite**

8'10" x 7'8" (2.70m x 2.34m)

**Bedroom 2**

15'1" x 11'6" (4.61m x 3.53m)

**Bedroom 3**

14'4" x 9'10" (4.39m x 3.01m)

**En-suite**

3'10" x 10'7" (1.18m x 3.24m)

**Bedroom 4**

7'10" x 14'9" (2.41m x 4.51m)

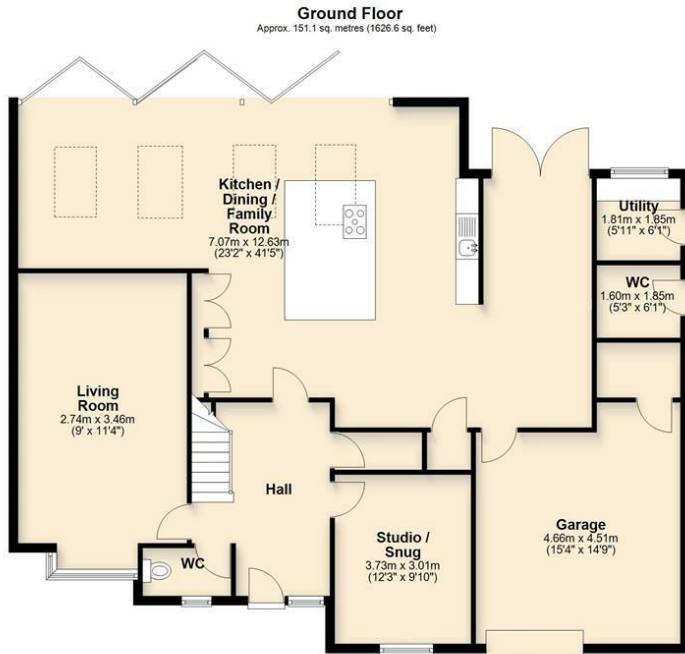
**En-suite**

6'2" x 10'2" (1.89m x 3.11m)

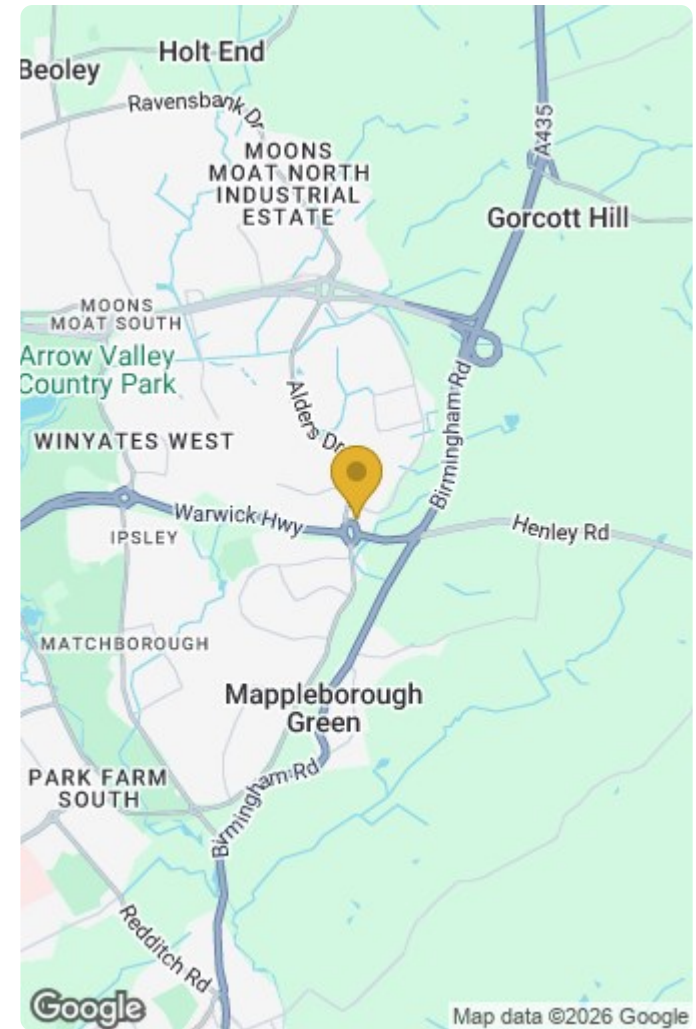
**Bedroom 5**







Total area: approx. 252.4 sq. metres (2716.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		