



Hainult Close, Stourbridge DY8 5PB

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## Hainult Close, Stourbridge DY8 5PB

This beautifully presented and extended four bedroom detached family home situated in a sought after location off Cot Lane within catchment for both reputable primary and secondary schools in brief comprises of; welcoming entrance hall, spacious lounge with bay window and fitted window seat, modern open plan kitchen dining room with bi fold doors to the rear garden, separate utility room and downstairs shower room, landing, master bedroom with en suite shower room, three further well proportioned bedrooms and a stylish family bathroom. The property is completed with a low maintenance and private rear garden, driveway to front and garage.





#### **Front of the Property**

To the front of the property is a tarmacadam driveway with block paved border, lawn with well maintained mature shrubs and a block paved step leading the the double glazed front door.

#### **Entrance Hall**

12'10" x 8'2"

With a double glazed door for the front, tiled flooring, double glazed window to the side, stairs leading to the first floor landing, door leading to kitchen dining room and lounge, recessed spotlights and a central heating radiator.

#### **Lounge**

21'9" x 12'4"

With a door from the entrance hall, double glazed bay window to the front with fitted window seat, gas log burning stove with decorative beam above, tiled hearth, sliding double doors leading to the kitchen dining room, recessed spotlights and two central heating radiators.

#### **Kitchen Dining Room**

18'3" x 19'7"

With a door from the entrance hall and sliding double doors from the lounge, fitted with a range of wall and base units, work surfaces over, decorative exposed brick, space for oven, centre islands with inset Belfast sink, integrated dishwasher, fridge and overhang seating, space for dining table, feature panelling, opening to snug area, double glazed bi-fold doors leading to rear garden, double glazed lantern window. sliding door to utility room, recessed spotlights and two central heating radiators.

#### **Utility Room**

11'9" (max) x 7'10"

With a sliding door from the kitchen dining room, fitted wall and base units with worksurface over, plumbing for washing machine, inset sink, double glazed window to the rear, door leading to shower room and garage and a central heating radiator.



### **Shower Room**

6'3" x 4'9"

With a door from the utility room, walk in shower cubical, WC, wash hand basin, tiled walls, double glazed window to the side, recessed spotlights, extractor fan and a central heating radiator.

### **Garage**

18'8" x 8'4"

With a door from the utility room, space for a tall fridge and freezer, space for a tumble dryer, roller shutter door to the front, power and light.

### **Landing**

With stairs from the entrance hall, doors leading to various rooms, recessed spotlights, double glazed window to the side, feature panelling, recessed spotlights and loft access.

### **Bedroom One**

12'11" x 12'0"

With a door from the first floor landing, double glazed window to the front, door leading to en suite, feature panelling, wall lights, recessed spotlights, storage cupboard housing wall mounted boiler and a central heating radiator.

### **En Suite**

2'3" x 7'10"

With a door from bedroom one, fully tiled walls and flooring, wash hand basin, walk in shower cubical with waterfall shower over and separate shower attachment, recessed spotlights and extractor fan.

### **Bedroom Two**

11'5" x 10'5" (max)

With a door from the first floor landing, double glazed window to the rear, fitted wardrobes and a central heating radiator.



### **Bedroom Three**

7'8" x 10'10"

With a door from the first floor landing, double glazed window to the rear and a central heating radiator.

### **Bedroom Four**

6'7" x 6'11"

With a door from the first floor landing, double glazed window to the front, fitted wardrobes and a central heating radiator.

### **Bathroom**

6'3" x 7'2"

With a door from the first floor landing, tiled flooring, WC, wash hand basin, freestanding roll top bath, double glazed window to the side, recessed spotlights, shaving point, extractor fan and a central heating radiator.

### **Rear Garden**

With double glazed bi-fold doors from the kitchen dining room leading to the patio seating area, steps to artificial lawn, garden shed, gated side access, outdoor power points, outdoor tap and outdoor lighting.

### **Agent Note**

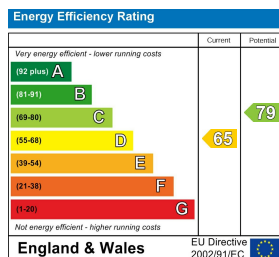
Please note the front photo of the property has been edited using AI.

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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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