

Browns Lake, Enville, DY7 5HR

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Hunters Exclusive are excited to offer this rare of opportunity to purchase a property in Browns Lake in the village of Enville, nested in a sought after hamlet sits this extended four bedroom semi detached family home offers a nice blend of spacious living accommodation together with impressive outside space perfect for a growing family. To the ground floor the property comprises: porch, welcoming entrance hall, useful cloakroom, WC, cosy lounge with log burning stove, sitting/dining room with patio doors to the rear garden and a modern farmhouse style fitted kitchen with a separate utility room. To the first floor is a gallery landing with access to four double bedrooms, the master bedroom has a modern fitted en suite and gorgeous views, the property is finished with a spacious family bathroom. The property comes alive when you step outside, the garden has a patio area with long lawn beyond which is well stocked with mature shrubs and plants, there is a further sitting area with pergola overlooking the fields at the rear of the property, detached double garage and double gates to the side leading to the front of the property which has an in and out block paved driveway. Conveniently located within easy reach of Kinver & Stourbridge which both offer great schooling and fantastic amenities, this stunning home is truly one not to be missed.











Front Of The Property
To the front of the property is a block paved in and out driveway, gates leading to a further driveway which leads to the detached double garage and steps to the front door.

Porch
With a double glazed door to front, tiled floor and door to the entrance hall.

Entrance Hall
With a door from the porch, tiled floor, stairs to the first floor landing, doors to various rooms and two central heating radiators, there is also a useful cupboard with tiled floor, double glazed window to side and a central heating radiator.

WC
With a door from the entrance hall, tiled floor, WC, wash hand basin and extractor fan.

Lounge
17'0" x 10'9"
With a door from the entrance hall this cosy lounge has double doors to the sitting/dining room, log burner with stone surround, tiled floor and a central heating radiator.

Sitting/Dining Room
13'1" x 11'5"
With double doors from the lounge, tiled floor, double glazed doors to the rear garden, further door to the entrance hall and a central heating radiator.





Kitchen Breakfast Room
18'0" x 11'5"
With a door from the entrance hall this modern farmhouse style kitchen is fitted with a range of wall and base units, oak work surfaces with tiled splashback, double Belfast sink, two integrated ovens, gas hob with stainless steel cooker hood over, integrated fridge, freezer and dishwasher, double glazed door to rear, double glazed window to rear, door to utility room, tiled floor and a central heating radiator.

Utility Room
11'1" x 6'6"
With a door from the kitchen, fitted base units, oak work surfaces with stainless steel sink and drainer, boiler, plumbing for washing machine, space for tumble dryer, double glazed window to front, tiled floor and a central heating radiator.

Landing
With stairs from the entrance hall and a central heating radiator.

Bedroom One
20'11" x 11'5"
With a door from the landing, double glazed window to rear, door to en suite and a central heating radiator.

En Suite
With a door from bedroom one, walk in shower cubicle, WC, wash hand basin, double glazed window to side, tiled walls, extractor fan and a chrome heated towel rail.

Bedroom Two
13'5" x 11'1"
With a door from the landing, double glazed window to front, loft access and a central heating radiator.





Bedroom Three
12'5" x 11'1"
With a door from the landing, double glazed windows to front and side, built in wardrobes and a central heating radiator.

Bedroom Four
11'5" x 10'5"
With a door from the landing, double glazed window to rear, storage cupboard and a central heating radiator.

Bathroom
With a door from the landing, double glazed window to front, extractor fan, bath, shower cubicle, WC, wash hand basin, part tiled walls and a central heating radiator.

Garden
The property comes alive when you step outside, the garden has a patio area with long lawn beyond which is well stocked with mature shrubs and plants, there is a further sitting area with pergola overlooking the fields at the rear of the property, detached double garage and double gates to the side leading to the front of the property

Double Garage
19'4" x 16'0"
With an electric door, WC and two windows to the side.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR
1137 sq.ft. (105.7 sq.m.) approx.

1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.

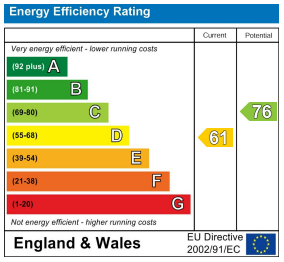


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2 BROWNS LAKE

TOTAL FLOOR AREA : 1997 sq.ft. (185.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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