



**Bedrooms: 4 | Bathrooms: 2 | Receptions: 1**

### **Four-Bedroom Detached Residence – £510,000 – Mill Brook Meadow, DY7 6FD**

Situated within an exceptionally peaceful and exclusive development on the edge of the highly sought-after village of Kinver, this distinguished four-bedroom detached residence enjoys a truly idyllic setting, surrounded by rolling countryside while remaining conveniently close to local amenities.

Beautifully presented throughout, this elegant home has been thoughtfully designed to offer both refined living and exceptional comfort. Combining generous proportions with stylish functionality, it provides a serene retreat from the pace of modern life – an enviable sanctuary in a prime village location.

#### **Ground Floor**

Upon entering, you are welcomed by a spacious and inviting entrance hall that immediately sets the tone for the home's warm yet sophisticated interior.

The principal reception room is wonderfully bright and generously proportioned, creating an impressive yet comfortable space ideal for both relaxed family evenings and formal entertaining. Its versatile layout allows for a variety of furniture configurations, catering effortlessly to modern lifestyles.

The well-appointed kitchen is perfectly suited to culinary enthusiasts, offering extensive storage, ample preparation space and a practical layout designed for both everyday living and hosting alike. Complementing this is a separate utility room, discreetly positioned to ensure household tasks remain neatly organised and out of sight.

A contemporary cloakroom and a dedicated study ideal for home working or a quiet reading space complete the ground floor, enhancing the home's practicality without compromising on style.

#### **First Floor**

Ascending to the first floor, four beautifully proportioned bedrooms provide peaceful and private retreats.

The principal suite is particularly impressive, benefiting from its own elegant en-suite bathroom, creating a tranquil haven designed for rest and relaxation.

The remaining three bedrooms are equally well-presented and versatile, ideal for family members, guests or additional workspace. A stylish family bathroom, finished in a contemporary design, serves these rooms with ease.

#### **Outside Space**

To the front, the property enjoys an attractively landscaped garden with mature planting and established shrubs, enhancing its kerb appeal. A substantial private driveway provides ample off-road parking and leads to a generously sized garage.

The rear garden is a true highlight. A secluded and private sanctuary designed for both relaxation and entertaining. Featuring two distinct patio areas and a charming pergola, this beautifully arranged outdoor space offers the perfect setting for al fresco dining, summer gatherings or peaceful evenings enjoying the surrounding tranquillity.

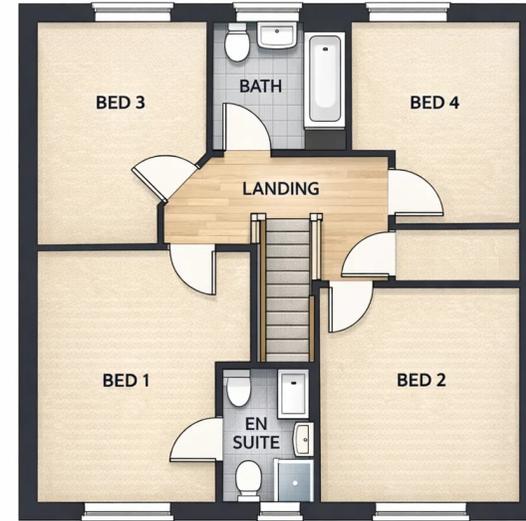
**Tenure:** Freehold

**Property Type:** Detached House

- Prime edge-of-village location in sought-after Kinver
- 4 Bedroom Detached
- Principal bedroom with elegant en-suite
- Well-appointed kitchen with separate utility room
- Dedicated study ideal for home working
- Contemporary family bathroom and ground floor cloakroom
- Landscaped front garden, ample driveway parking and garage
- Private rear garden with two patio areas and pergola, perfect for entertaining
- Four generously proportioned bedrooms
- Exclusive and exceptionally peaceful development

#### **Room Measurements**

- Lounge 3.51m x 4.95m (11'6" x 16'2")
- Kitchen/Diner 7.6m x 3.05m (24'11" x 10'0")
- Principle Bedroom 3.13m x 4.26m (10'3" x 13'11")
- Study 2.62m x 2.18m (8'7" x 7'1")
- Bedroom 2 2.98m x 3.6m (9'9" x 11'9")
- Bedroom 3 2.76m x 3.78m (9'0" x 12'4")
- Bedroom 4 2.58m x 3.56m (8'5" x 11'8")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

