



Kipling Road

Dudley, DY3 3DY

Offers In The Region Of £400,000



Occupying a sought-after position within one of Sedgley's most desirable residential areas, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for those seeking comfortable single-storey living in a prime location.

Upon entering, a welcoming central hallway provides access to all principal rooms, creating a practical and well-balanced layout throughout. The property boasts a generous lounge, offering a wonderful space to relax and entertain, with double doors leading through to the conservatory, which provides an additional reception area and beautiful views over the garden.

The kitchen is well-appointed and enjoys the benefit of an adjoining utility room, offering excellent additional storage and practicality for day-to-day living. A sizeable garage further enhances the property's appeal.

One of the standout features of this home is the three large bedrooms, all of which are generously proportioned and provide flexibility for family living, guests, or those requiring a home office or hobby room. The accommodation is completed by a well-appointed family bathroom.



Lounge 15' 1" x 12' 2" (4.59m x 3.71m)

The lounge is a welcoming and spacious room filled with natural light from the large windows and French doors that open onto the conservatory. The neutral décor, combined with a fitted carpet and a traditional fireplace surround, creates a cosy yet airy atmosphere perfect for relaxing or entertaining.

Conservatory 16' 0" x 8' 1" (4.87m x 2.46m)

The conservatory provides a bright and tranquil space overlooking the garden, with floor-to-ceiling windows and vertical blinds that allow for privacy and control over natural light. It offers a charming spot for enjoying a morning coffee or simply relaxing with views of the lawn and mature planting outside.

Kitchen 12' 2" x 10' 6" (3.71m x 3.20m)

The kitchen is well-appointed with wood-effect worktops, complemented by tiled splashbacks and integrated appliances including an oven and hob with extractor hood. Natural light filters in through the windows, and a wooden door leads conveniently to the utility room for added practicality.

Utility Room 20' 8" x 5' 11" (6.29m x 1.80m)

The utility room offers a bright, functional space fitted with modern appliances including a washing machine and dryer. It features a long countertop for folding laundry and a glazed door opening directly onto the rear garden, making this a practical area for household chores.

Bedroom 1 12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom 1 is a comfortable double room with a large window that fills the space with light. It benefits from a fitted wardrobe providing ample storage and is presented with a calm colour scheme that enhances the restful atmosphere.

Bedroom 2 12' 1" x 9' 11" (3.68m x 3.02m)

Bedroom 2 is a well-proportioned room featuring a window that allows for plenty of natural daylight. It includes fitted storage and has a subtle, neutral décor that offers a flexible space for sleeping or working from home.

Bedroom 3 12' 4" x 8' 11" (3.76m x 2.72m)

Bedroom 3 is a cosy room with a window overlooking the outside, finished with fitted wardrobes to maximise storage. It is a versatile space suitable as a guest room, office, or for younger family members.

Bathroom 9' 2" x 8' 5" (2.79m x 2.65m)

The bathroom is a modern and clean space featuring a bath with an overhead shower, a separate curved glass shower enclosure, and a WC. Light tiles with decorative borders keep the room bright, while a large window allows for ventilation and natural light.

Hall

The hallway provides a welcoming entrance with hardwood flooring and neutral décor. It connects the main living areas and bedrooms seamlessly, creating a flowing layout throughout the home.

Rear Garden

The rear garden is beautifully maintained with a paved patio area that leads onto a well-kept lawn surrounded by mature shrubs and decorative plants. Steps from the patio lead up to a raised seating area bordered by low retaining walls, creating a lovely space for outdoor dining or relaxing in privacy.

Front Exterior

The front exterior showcases a neatly paved driveway leading up to the single garage, flanked by a low brick wall and small planting beds. The brick-built home features a classic tiled roof and a welcoming entrance with a modern door and side windows.

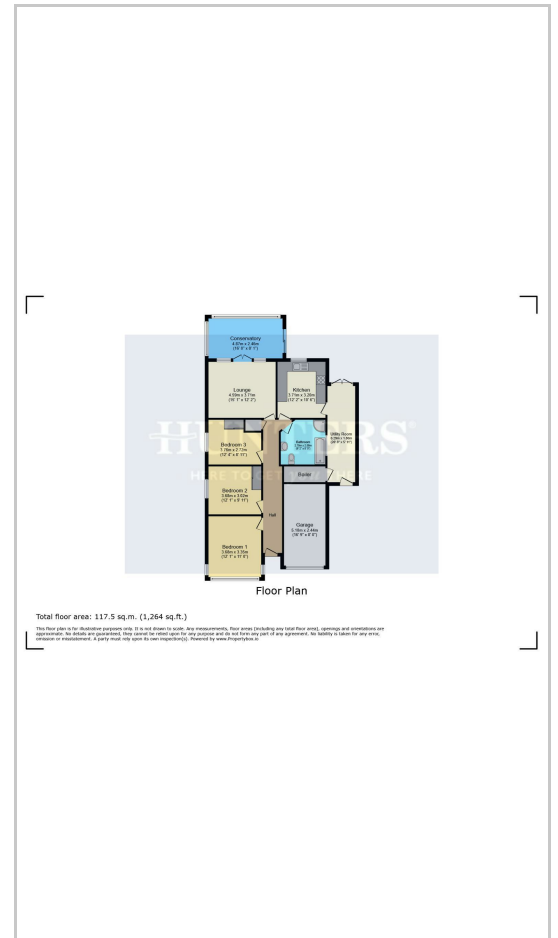
Garage 16' 9" x 8' 0" (5.10m x 2.44m)

The garage is a practical single space with internal access from the hall. It has a roll-up garage door to the front and enough room for a car or additional storage needs, with a boiler located adjacent to it for convenience.

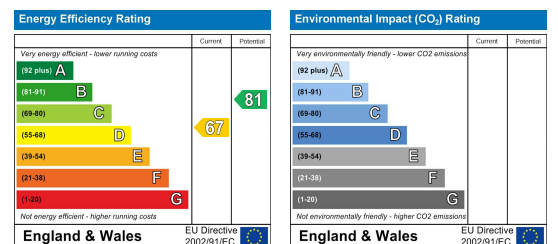
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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