



Pauline Hayward Drive, Kidderminster DY10 3GU

HUNTERS
EXCLUSIVE



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Hunters are delighted to present this exclusive four bedroom detached new home which is turn-key ready and complete with a variety of high-end added extras. Located in the sought after village of Blakedown, this luxurious property offers great living accommodation, benefitting from a large block paved driveway and detached double garage providing ample parking for multiple vehicles. The property in brief comprises a welcoming entrance hall with a storage cupboard, immaculate lounge, separate dining room/office, downstairs cloakroom and an impressive open plan kitchen breakfast family room, featuring integrated appliances, French doors opening to the landscaped rear garden and a separate utility room. To the first floor, a large landing opens to four sizable bedrooms and a well equipped family bathroom. Bedroom one is complete with a well proportioned walk in wardrobe and stylish modern en suite, bedroom two with fitted wardrobes and stylish modern en suite, tastefully designed bedroom three and bedroom four with fitted wardrobes. To the rear is a landscaped garden with lawn and patio seating areas. This home is ideal for those wanting to enjoy village life whilst taking advantage of local amenities such as Churchill & Blakedown golf club, village pubs and Blakedown train station, as well as being within the catchment area for Hagley secondary schools.





Front of the Property

To the front of the property is a block paved driveway providing parking for multiple vehicles, access to detached double garage, chipping stone shrubbed borders, EV charging and paved ramp leading to double glazed composite front door.

Entrance Hall

With a double glazed composite door to the front, luxury vinyl tiled flooring, doors leading to various rooms, understairs storage cupboard, stairs leading to the first floor and a central heating radiator.

Lounge

16'10" x 10'2"

With a door from the entrance hall, carpet flooring, double glazed window to the front and a central heating radiator.

Dining Room/ Office

10'5" x 9'1"

With a door from the entrance hall, carpet flooring, double glazed window to the front and a central heating radiator.

Kitchen Family Breakfast Room

Kitchen Area

11'4" x 9'10"

With a door from the entrance hall, luxury vinyl tiled flooring, fitted white high-gloss kitchen with a range of wall and base units, work surfaces over with matching upstands, one and a half bowl sink and drainer, induction hob with extractor above, integrated mid-height oven, integrated fridge/freezer, integrated dishwasher, double glazed window to the rear, door leading utility room and a central heating radiator.

Family Breakfast Area

11'4" x 16'6"

With a door from the entrance hall, luxury vinyl tiled flooring, space for seating and dining, double glazed window to the rear and French doors opening to the rear garden, fitted media wall and a central heating radiator.



Utility Room

6'2" x 5'9"

With a door from the kitchen area, luxury vinyl tiled flooring, white high-gloss base units, work surfaces over with matching upstands, integrated washing machine, space for tumble dryer, fitted cupboard housing wall mounted boiler, and a double glazed door to the side.

WC

6'2" x 3'0"

With a door from the entrance hall, luxury vinyl tiled flooring, WC, wash hand basin and a chrome heated towel rail.

Landing

With stairs from the entrance hall, carpet flooring, doors leading to various rooms, airing cupboard housing hot water cylinder and loft access.

Bedroom One

12'5" x 9'6"

With a door from the first floor landing, carpet flooring, door leading to walk in wardrobe and en suite, fitted dressing table area, double glazed window to the front and a central heating radiator.

En Suite

6'7" x 5'1"

With a door from bedroom one, fully tiled walls and flooring, WC, floating wash hand basin, shower cubicle with shower head attachment, double glazed window to the front and a chrome heated towel rail.

Walk In Wardrobe

5'6" x 8'6"

With a door from bedroom one, carpet flooring, fitted rails and a central heating radiator.



Bedroom Two

11'4" x 10'4"

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

En Suite

5'2" x 6'11"

With a door from bedroom two, part tiled walls and tiled flooring, WC, floating wash hand basin, shower cubicle and a double glazed window to the front.

Bedroom Three

10'9" x 7'9"

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

Bedroom Four

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

Bathroom

5'6" x 9'4"

With a door from the first floor landing, part tiled walls and tiled flooring, WC, floating wash hand basin, bathtub, separate shower cubicle, double glazed window to the rear and a chrome heated towel rail.

Garden

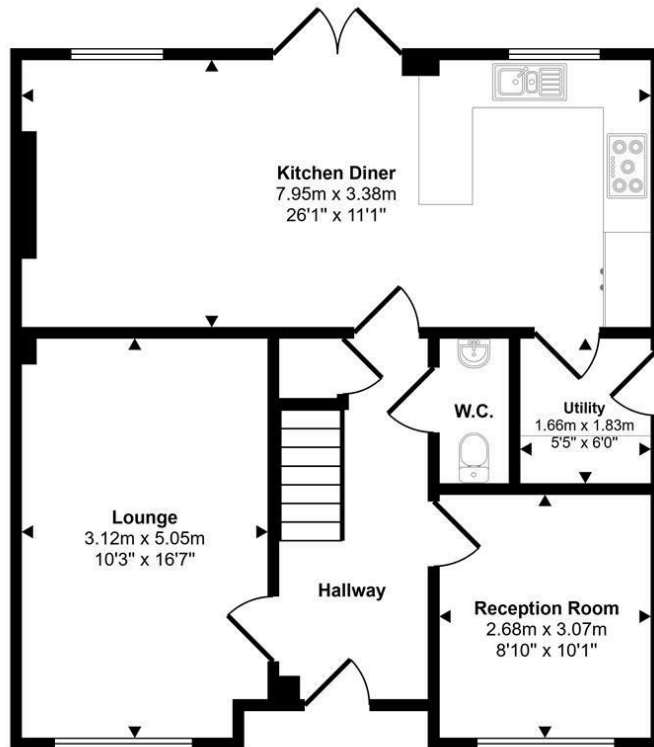
With double glazed French doors from the kitchen family breakfast room leading to paved patio seating area, lawn beyond, chipping stone path leading to shrubbed borders, double glazed door leading to detached double garage, outdoor tap, outdoor lighting and gated side access.

Double Garage

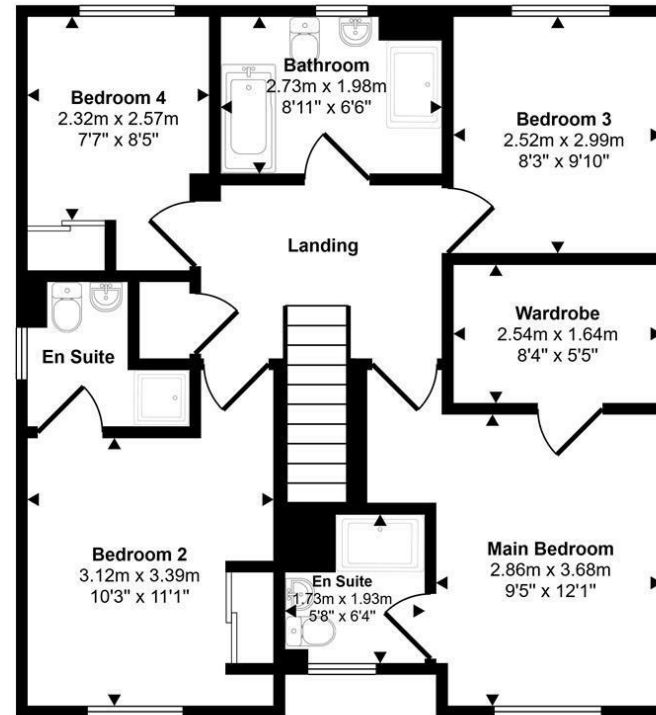
With two up and over garage doors to the front, power and lighting and a double glazed door leading to the rear garden.

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.

Approx Gross Internal Area
135 sq m / 1457 sq ft



Ground Floor
Approx 68 sq m / 727 sq ft



First Floor
Approx 68 sq m / 730 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Viewing Arrangements

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

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