



Norton Road, Stourbridge DY8 2AQ

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## Norton Road, Stourbridge DY8 2AQ

Boasting an admirable position on this well established tree-lined road is this magnificent four bedroom detached family home only a stones throw from Mary Stevens Park. The property effortlessly blends modern and contemporary living with comfortable entertaining spaces great for growing families. Beyond a generous size chipping stone driveway leads to a storm porch and welcoming hallway, elegantly appointed sitting room complete with feature bay window, additional lounge with feature log burning stove and French doors, timeless kitchen dining family room with integrated appliances and double doors opening to the beautifully landscaped rear garden, separate utility room and ground floor cloakroom. Continuing upstairs off its bright and airy landing opens onto master bedroom suite with a walk in wardrobe and modern fitted en suite, three further well proportioned bedrooms and elegant family shower room. Completing the property is an integral garage providing comfortable storage space, large chipping stone driveway providing ample street parking and a large attractive low maintenance rear garden with patio seating area and a useful summer house, perfect for working from home or entertaining. The property falls within close proximity to Stourbridge Town with all its amenities, popular local pubs 'The New Inns' and 'Plough and Harrow' as well as excellent school catchment to Red Hill Secondary School and King Edwards VI College.





### **Front of the Property**

To the front of the property is a block paved edging strip leading to chipping stone driveway, brick built wall with mature shrubs providing a sense of privacy to the front, up and over garage door to the front and steps leading to the double glazed front door.

### **Entrance Hall**

With a double glazed door and window to the front, stairs leading to the first floor landing, doors leading to various rooms, tiled flooring and a central heating radiator.

### **Kitchen Dining Family Room**

18'4" x 17'11"

With a door from the entrance hall, fitted kitchen with a range of wall and base units, Quartz work surface over with matching upstands, integrated double oven, electric hob with stainless steel cooker hood above, integrated dishwasher, integrated tall fridge/freezer, space for American style fridge/freezer, kitchen island with two stainless steel sinks, tiled flooring, space for dining and seating, two double glazed double doors to the rear, door leading to utility, recessed spotlights and a central heating radiator.

### **Sitting Room**

14'0" x 10'7"

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

### **Lounge**

21'3" x 10'11"

With a door from the entrance hall, double glazed French doors to the rear, feature log burning stove with wooden mantle above, wall lights and a central heating radiator.

### **Cloakroom**

With a door from the entrance hall, WC and wash hand basin set into vanity unit.



### **Utility Room**

4'3" x 9'10"

With a door from the kitchen, plumbing for washing machine, kitchen work surface, plumbing for washing machine, space for tumble dryer, under stairs storage, door leading to garage and a central heating radiator.

### **Landing**

With stairs from the entrance hall, loft access with fitted loft ladder and doors leading to various rooms.

### **Bedroom One**

13'1" x 9'10"

With a door from the first floor landing, double glazed window to the rear, door leading to walk in wardrobe, door leading to en suite, recessed spotlights and a central heating radiator.

### **En Suite**

7'10" x 10'1"

With a door from bedroom one, free standing bathtub, separate walk in shower cubical, WC, wash hand basin set into vanity unit, part tiled walls, tiled flooring, double glazed window to the rear and a central heated towel rail.

### **Bedroom Two**

15'8" x 10'11"

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

### **Bedroom Three**

11'9" x 10'11"

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



#### **Bedroom Four**

8'6" x 10'2"

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

#### **Shower Room**

With a door from the first floor landing, walk in shower cubical, WC, wash hand basin set into vanity unit, part tiled walls, tiled flooring, recessed spotlights, extractor fan and a central heated towel rail.

#### **Garden**

With two double glazed double doors from the lounge and kitchen leading to a large patio seating area, artificial lawn, raised shrub borders and a further seating area to the rear with summer house.

#### **Summer House**

10'9" x 11'1"

With double glazed French doors from the garden, two double glazed windows to the sides, power and lighting providing a perfect space for entertaining.

#### **Garage**

9'10" x 9'10"

With an up and over garage door to the front, power and lighting, and a door leading to the utility room.

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

1ST FLOOR



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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (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>                             |         |           |
| 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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