



Daycot House, Stream Road, Kingswinford, DY6 9NT







## Daycot House, Stream Road, Kingswinford, DY6 9NT

Commanding an elevated position set back from Stream Road behind double gates, 'Daycot House' offers a rare opportunity for buyers to purchase an executive six bedroom detached family home which has original stained glass windows and decorative coving, five bathrooms, an abundance of living space together with a fantastic 200ft garden. To the front of the property is an expansive block driveway with electric up and over door leading to the double garage, gated side access and a further door to the side with access to the utility. To the ground floor the property comprises: porch, inviting entrance hall, WC, lounge with log burning stove and stone surround, sitting room with patio doors to the rear garden, dining room with useful pantry, modern fitted kitchen breakfast room, utility room with access to the double garage. To the first and second floor there are six good sized bedrooms, four en suite shower rooms and a family bathroom. To the rear of the property is an impressive and well maintained rear garden which has various patio and decked seating areas, long lawn beyond which is bordered with mature shrubs, plants, trees, decorative slate and fruit trees and a summerhouse which is approximately 9x5 metres with power and lighting. Further benefits include being conveniently located within walking distance of sought after schools and Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers.





#### Front of the Property

To the front of the property is a tarmacadam driveway with block paved boarder, dwarf wall with decorative chipping stones and mature shrub borders, a gate to the side and a door leading to the side entrance/utility, double glazed doors leading to the porch and an electric up and over garage door.

#### Porch

7'10" x 2'3"

With double glazed doors from the front and a double glazed door leading to the entrance hall.

#### Entrance Hall

With a double glazed door leading from the porch, wooden floor, stairs leading to the first floor, doors to various rooms and a central heating radiator.

#### WC

With a door from the entrance hall, wooden flooring, WC, wash hand basin and a central heating radiator.

#### Lounge

15'8" x 14'1"

With a door leading from the entrance hall, a double glazed window to the front and a stained glassed window to the side, log burner with a stone surround, decorative coving and ceiling rose, wooden flooring and a central heating radiator.

#### Sitting Room

14'1" x 12'1"

With a door leading from the entrance hall, electric fire with decorative surround, double glazed doors to the rear garden, stained glass window to the side, decorative coving and a ceiling rose, and central heating radiator.

#### Dining Room

11'5" x 11'1"

With a door from the entrance hall, double glazed doors to the rear leading to the garden, wooden flooring, door leading to the kitchen/breakfast room, useful storage pantry, decorative coving and a ceiling rose and a central heating radiator.

#### Kitchen/Breakfast Room

21'3" x 11'1"

With a door leading from the dining room this modern kitchen is fitted with a range of wall and base units, centre island, wooden work surfaces, space for a tall fridge/freezer, integrated double electric oven, electric hob with stainless steel cooker hood, double glazed window to the rear, recess spot lights, double glazed patio door to the side leading to utility room and a central heating column radiator.





#### **Utility Room**

19'8" x 4'3"

With a double glazed door leading from the kitchen/breakfast room, plumbing for washing machine, space for dryer, double glazed window to the rear, double glazed door to the front and an opening to the garage.

#### **Double Garage**

15'8" x 14'5"

With an electric up and over garage door, opening from the utility room and a wall mounted central heating boiler.

#### **First Floor Landing**

With stairs from the ground floor, stairs leading to the second floor, doors to rooms and a stained glass window to the front.

#### **Bedroom One**

16'0" x 14'1"

With a door leading for the first floor landing, laminate flooring, a double glazed window to the front, door leading to the en suite and a central heating radiator.

#### **En Suite**

8'2" x 4'11"

With a door leading from bedroom one, a shower cubicle, WC, wash hand basin, recess spotlights, extractor fan and a central heating towel rail.

#### **Bedroom Two**

14'9" x 14'1"

With a door leading from the landing, double glazed window to the front and side, laminate flooring, door leading to the en suite and a central heating radiator.

#### **En Suite**

With a door leading from bedroom two, shower cubicle, WC, wash hand basin, double glazed window to the side, recess spotlights and a central heating radiator.

#### **Bedroom Three**

15'8" x 8'10"

With a door leading from the landing, double glazed window to the front, laminate flooring, door leading to the en suite and a central heating radiator.

#### **En Suite**

With a door leading from bedroom three, shower cubicle, WC, wash hand basin, tiled walls, recess spotlights and a central heating radiator.



#### **Bedroom Six**

12'9" x 9'10"

With a door leading from the first floor landing, double glazed window to the rear, laminate flooring and two central heating radiators.

#### **Bathroom**

9'10" x 9'10"

With a door from the landing, a walk in shower cubical with waterfall shower head and a separate shower head attachment, separate bath tub with shower head attachment, recess spotlights, WC and wash hand basin and a double glazed window to the rear.

#### **Second Floor Landing**

With stairs from the first floor, a double glazed window to the front and doors to various rooms.

#### **Bedroom Four**

15'8" x 11'5"

With a door leading from the second floor landing, double glazed window to the rear, skylight window to the side, recess spot lights, storage in the eaves, door to en suite and a central heating radiator.

#### **En Suite**

9'6" x 6'2"

With a door from bedroom four, shower cubicle, WC, wash hand basin, skylight window to the side and a traditional central heating radiator.

#### **Bedroom Five**

13'1" x 12'9"

With a door from the second floor landing, double glazed window to the rear, laminate flooring, door to the store, recess spotlights and a central heating radiator.

#### **Store**

11'9" x 6'2"

With a door leading from bedroom five and a skylight window.

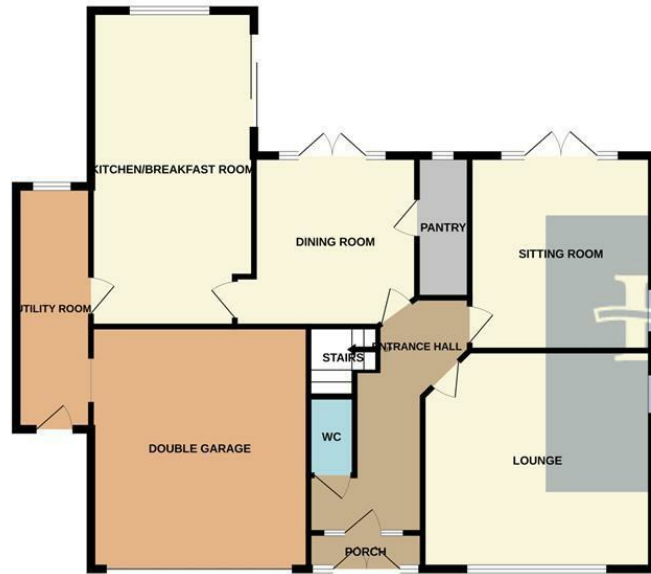
#### **Garden**

With doors leading from the kitchen, dining room and sitting room, this impressive and well maintained rear garden has a patio seating area with expansive lawn beyond which is bordered with mature shrubs, plants, trees and decorative slate. There is a further patio area and decked seating with pergola and BBQ area, various fruit trees and a summerhouse which is approximately 9x5 metres with power and lighting.

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



2ND FLOOR



"DAYCOT" STREAM RD, DY6 9NT

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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