



Harvine Walk, Norton, Stourbridge, DY8 3BQ





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## Summary...

A lovely example of an attractive, very well presented and extended three bedroom semi detached home within this well established address in the heart of Norton. Benefitting from being ideally located only a stones throw from Mary Stevens Park, popular nearby pubs, Stourbridge Town and walks across local Greenbelt, the property presents a great opportunity for families, those looking to upsize and buyers alike. In brief prospective buyers can expect practical porch and welcoming reception hall, impressive L-shaped lounge diner with feature fire place and access to garden, extended well equipped kitchen and guest cloakroom completing the ground floor. Continuing upstairs leads to three double bedrooms, two with fitted wardrobes and storage and spacious family bathroom. The rear garden is beautifully maintained and offers a quiet private aspect with various seating areas ideal for entertaining. The property further boasts a good-size driveway and large garage providing additional storage or space for a small car. Viewings are highly recommended to appreciate this lovely family home.



# ROOMS

## Front of The Property

To the front of the property there is a block paved driveway, mature fore garden, outside light, up and over door leading to garage, gated side access leading to garden and double glazed composite door to porch.

## Porch

6'2" x 6'2"

With a double glazed composite door leading from the front of the property, double doors to reception hall, space for cloaks, laminate floor, double glazed window to front and a central heating radiator.

## Reception Hall

12'1" x 8'10" max

With doors to various rooms, stairs to first floor landing with under stairs storage cupboard, further large built-in storage cupboard, space for seating, laminate floor and a central heating radiator.

## Cloakroom

With a door leading from reception hall, WC, wash hand basin set into vanity unit, tiled walls, double glazed window to front and a central heating radiator.

## Lounge Diner

20'8" x 15'8" max

With doors leading from reception hall and kitchen, feature fire place with electric fire, comfortable space for seating and dining, laminate floor, double glazed windows to side and rear, further double glazed door to rear and a central heating radiator.

## Kitchen

12'9" x 7'6"

With a door leading from lounge diner, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, space for cooker with extractor hood over, integrated dishwasher, plumbing for washing machine, space for tumble dryer and fridge freezer, plinth heater, recessed spotlights, double glazed window to rear, further double glazed door to side and a central heating radiator.

## Landing

With stairs leading from reception hall, doors to various rooms, loft access, storage cupboard and double glazed window to side.

## Bedroom One

12'1" x 12'1"

With a door leading from landing, fitted wardrobes and drawers, double glazed window to rear and a central heating radiator.

## Bedroom Two

12'1" x 9'2"

With a door leading from landing, fitted wardrobes and drawers, storage cupboard, double glazed window to front and a central heating radiator.

## Bedroom Three

12'1" x 7'10"

With a door leading from landing, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from landing, bath with shower over, WC, wash hand basin, tiled walls, recessed spotlights, double glazed window to side and a central heating radiator.

## Garage

14'9" x 7'10" max

With up and over door leading from the front of the property, light and power, wall mounted central heating boiler and useful storage space.

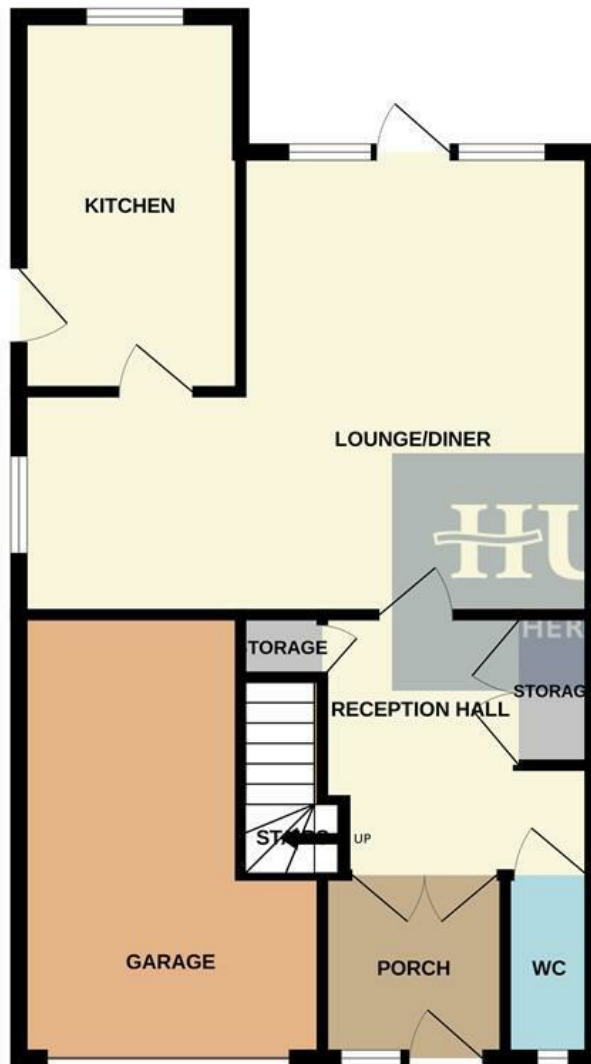
## Garden

With double glazed doors leading from lounge diner and kitchen to a patio seating area, decorative chipping stones, manicured lawn, mature shrubs, further circular block paved seating area, garden shed, outside tap and gated side access leading to the front of the property.





GROUND FLOOR



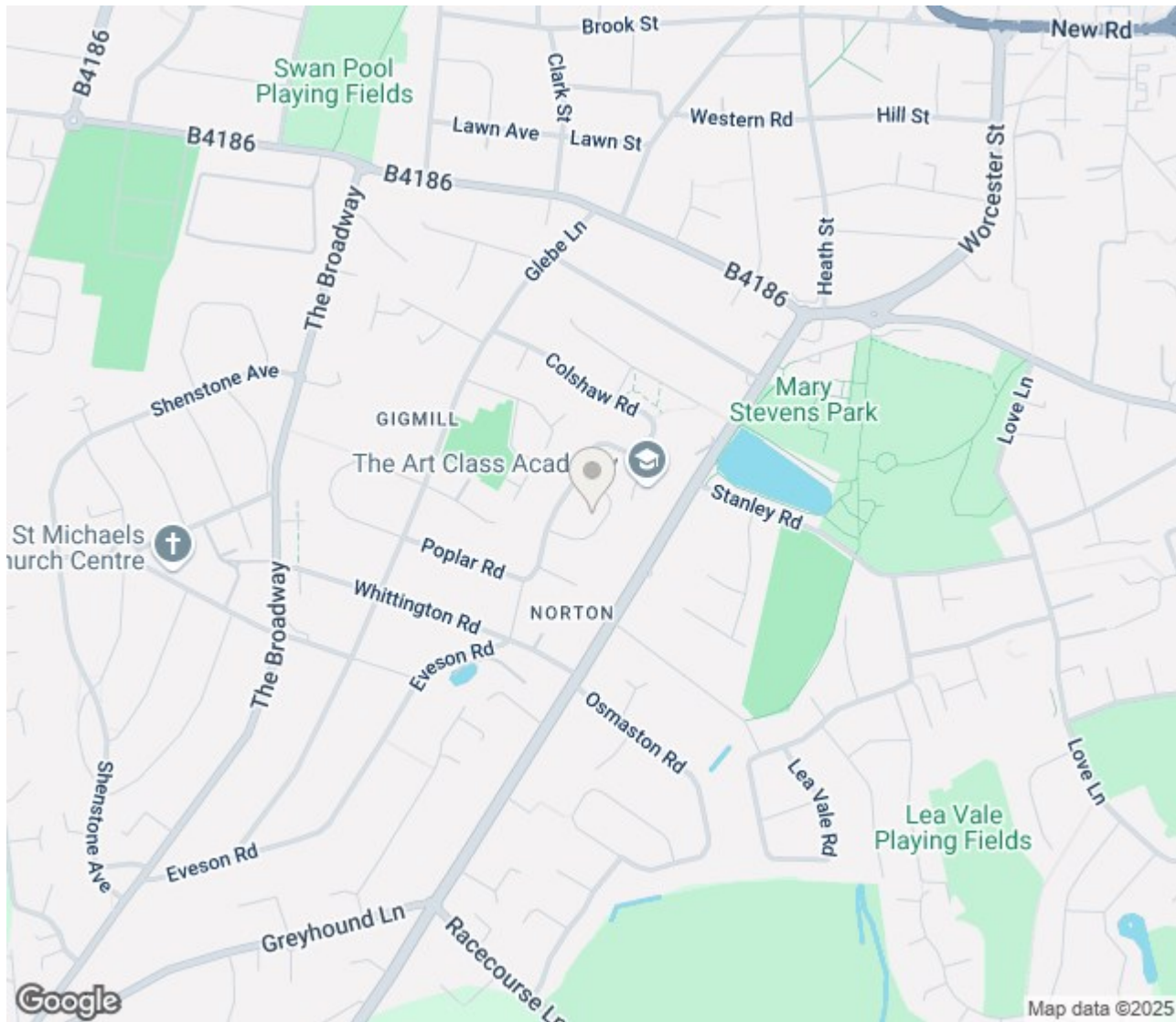
1ST FLOOR











# ENERGY PERFORMANCE CERTIFICATE

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>		70
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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