

# HUNTERS<sup>®</sup>

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## Lea Castle Drive

Cookley, DY10 3FP



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Offers Over £400,000



## Front of The Property

To the front of the property there is a tarmac driveway leading to detached garage, well maintained lawn with mature shrub borders, storm porch, outside light and gated side access leading to rear garden.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, useful store cupboard, doors to various rooms, Karndean floor and a central heating radiator.

## Lounge

14'5" x 11'1" (4.4 x 3.4)

With a door leading from entrance hall, comfortable space for seating, dual aspect double glazed windows to front and side and two central heating radiators.

## Kitchen Diner

18'0" x 10'2" (5.5 x 3.1)

With doors leading from entrance hall and utility, fitted with a range of matching high quality wall and base units, worksurfaces with matching upstands, one and a half stainless steel sink and drainer, integrated oven, gas hob, stainless steel cooker hood over, fridge freezer, dishwasher, recessed spotlights, space for dining table, Karndean floor, double glazed window and french doors to rear garden and a central heating radiator.

## Utility

With a door leading from kitchen diner, base units, worksurfaces with matching upstands, stainless steel sink and drainer, integrated washing machine, Karndean floor, recessed spotlights, extractor, double glazed door to side and a central heating radiator.

## Landing

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

## Master Bedroom

15'8" x 10'5" (4.8 x 3.2)

With doors leading from landing and en suite, double glazed window to front and a central heating radiator.

### Bedroom Two

15'5" max x 10'9" (4.7 max x 3.3)

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

### Bedroom Three

11'5" x 6'10" (3.5 x 2.1)

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

### Bathroom

With a door leading from landing, bath with shower attachment, WC, wash hand basin, tiled splashback, Karndean floor, recessed spotlights, extractor, double glazed window to front and a central heating radiator.

### Garden

With double glazed doors leading from kitchen diner and utility, patio seating area, well maintained lawn, raised sleeper borders, door to garage, tap and gated side access leading to the front of the property.

### Garage

20'4" x 10'9" (6.2 x 3.3)

With an up and over door to front, double glazed composite door to side, power and light.



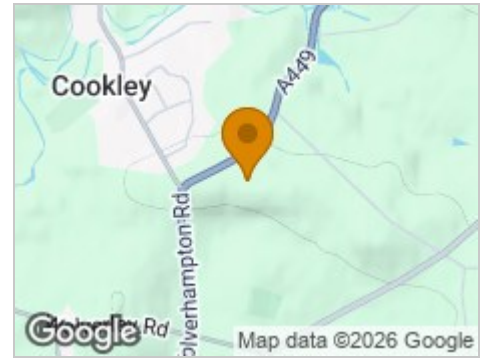
## Road Map



## Hybrid Map



## Terrain Map



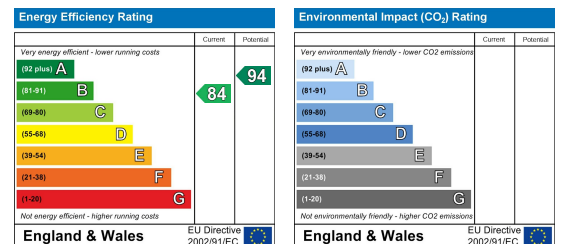
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## 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.