



Kinnett, Stream Road, Kingswinford, DY6 9NT

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Located on one of Kingswinford's premier addresses, 'Kinnett' offers potential buyers a fantastic opportunity to purchase this period style detached family home which has been substantially extended and expensively appointed to offer a stunning open plan kitchen family room which is perfect for those who love to entertain. Set back from the road and offering an expansive driveway, the property benefits from having gated side access, an electric door leading to the garage and a storm porch with a door leading to an inviting reception hall with useful storage space. Furthermore, the ground floor accommodation has lounge with timber flooring, separate sitting room, ground floor WC and utility room. The focal point of this beautiful home is the extended kitchen family room which has been thoughtfully laid out to include a fully fitted kitchen, centre island with breakfast bar, two sets of bi folding doors leading to the rear garden, glass lantern and also has separate sitting and dining areas. To the first floor is an impressive and extended master bedroom which has a pitched ceiling with oak beams, glass juliet balcony with bi fold doors and four sky lights windows, fitted wardrobes and access to a gorgeous fitted en suite shower room. The first floor has two further double bedrooms, beautifully fitted family bathroom with roll top bath and separate walk in shower, then a further bedroom/dressing room. This family home is complete with a private rear garden which has a landscaped porcelain patio area, two pergolas with BBQ area and space for outdoor seating, the garden in total is approximately 200ft and has a long lawn with mature shrubs and trees. 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

Set back from the road, the property is approached with tarmac driveway and paved border, opening to the storm porch with a door leading to the reception hall, gated side access and an electric roller door leading to the garage store.

Reception Hall

With a door leading from the storm porch this inviting reception hall has doors to various rooms, opening to the kitchen, useful built in boot room, stairs to the first floor landing, porcelain tiled floor with underfloor heating, recessed spotlights and a column style central heating radiator.

Sitting Room

11'9" x 12'5"

With a door leading from the reception hall, wood flooring with underfloor heating, double glazed window to front and a stained glass window to side.

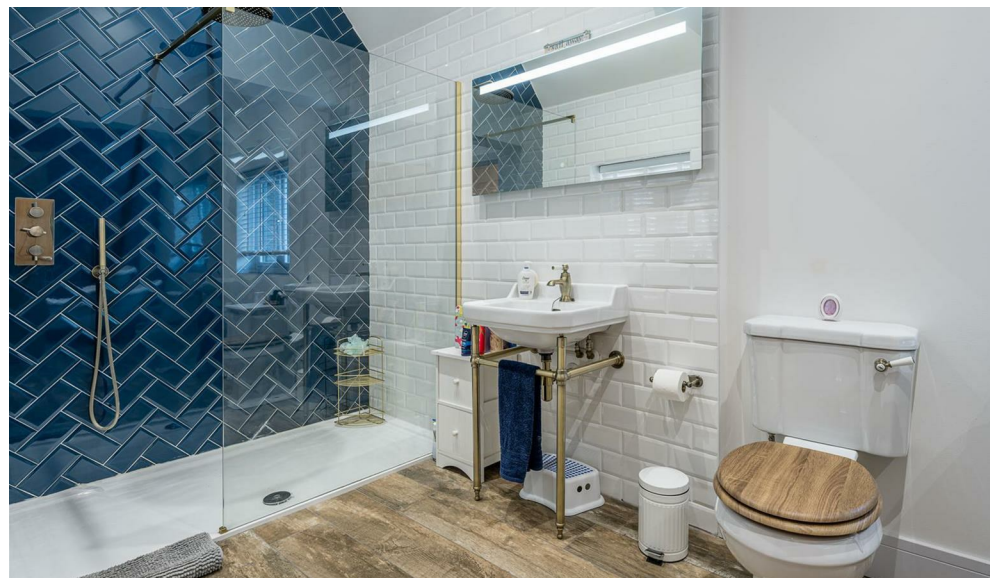
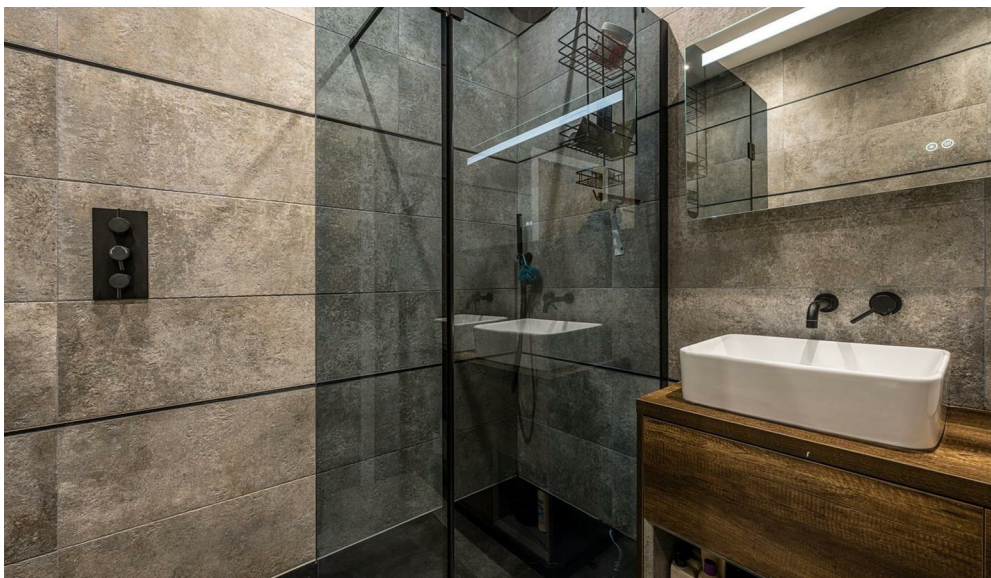
Lounge

18'0" x 10'9"

With a door leading from the reception hall this cosy lounge has timber floor, double glazed window to front, useful log store, decorative panelling, double glazed window to front and a cast iron column central heating radiator.

WC

With a door from the entrance hall, WC, wash hand basin, tiled floor, recessed spotlights, decorative panelling and a door to useful storage.



Kitchen Family Room

37'8" x 19'8"

Opening from the reception hall this stunning extended open plan kitchen family has an expensively fitted kitchen with a range of in frame wall and base units, centre island with quartz and oak work surfaces and a breakfast bar, further quartz work tops with matching splash back, integrated induction hob with built in extractor fan, double Belfast sink with instant boiling tap, full length integrated fridge and freezer, integrated oven, microwave oven, warming drawer, dishwasher and wine cooler, porcelain tiled flooring with underfloor heating. This fantastic open plan space which is perfect for those who love to entertain has a separate sitting area with media wall and recessed spotlights, two sets of bi fold doors to the rear garden, column central heating radiator and a door leading to the utility room.

Utility Room

6'6" x 6'2"

With a door from the kitchen, this utility room is fitted wall and base units, stainless steel sink, plumbing for washing machine, space for tumble dryer, tiled floor and a door to garage store.

Garage Store

7'6" x 7'2"

With an electric roller door to front and door to the utility.

Landing

With an oak staircase from the entrance hall, double glazed window to side, loft access with ladders, airing cupboard and doors to rooms.

Bedroom One

25'7" x 12'5"

With a door leading from the landing is this impressive and extended master bedroom which has a pitched ceiling with oak beams, glass Juliet balcony with bi fold doors and four skylight windows, fitted wardrobes, two column style radiators and a door leading to the en suite.



En Suite

With a door from the master bedroom this gorgeous en suite has a walk in shower with waterfall shower head, WC, dual vanity wash hand basin, recessed spotlights, porcelain tiled floor, tiled walls, recessed spotlights, extractor fan and a heated towel rail.

Bedroom Two

10'9" x 10'5"

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

Bedroom Three

11'5" x 8'2"

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

Bedroom Four/Dressing Room

10'9" x 7'2"

With a door from the landing, opening to bedroom one, double glazed window to front, oak floor and a central heating radiator.

Bathroom

With a door from the landing this beautifully fitted family bathroom has a walk in shower with waterfall shower head, WC, wash hand basin, roll top bath with claw feet and separate shower attachment, double glazed windows to rear and front, recessed spotlights, tiled floor, part tiled walls and a column central heating radiator.

Garden

This family home is complete with a private rear garden which has a landscaped porcelain patio area, two pergolas with BBQ area and space for outdoor seating, the garden in total is approximately 200ft and has a long lawn with mature shrubs and trees.

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.



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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) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(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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