Berkeley Drive, Kingswinford DY6 9DX

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This well appointed and extended family home has been thoughtfully designed and modernised by the current owners offering versatile living accommodation ideal for growing families. In brief the property comprises of welcoming entrance hall, practical utility room, bedroom five offering the potential for a self-contained annexe with storage space and modern en suite shower room with access to the rear garden, open plan kitchen family room with lounge area featuring bespoke fitted media wall, modern kitchen space with Quartz worksurfaces, integrated appliances and skylight windows providing an abundance of natural light. Moving upstairs the property offers spacious master bedroom with fitted wardrobes and luxury en suite shower room, stylish family bathroom and three further good size bedrooms. The properties is completed with a low maintenance and private rear garden with summer house, gated side access and a spacious driveway to front with access to a useful garage store. The property further benefits from being within walking distance of Kingswinford village hosting an array of local amenities, transport links and catchment for both sought after primary and secondary schools.

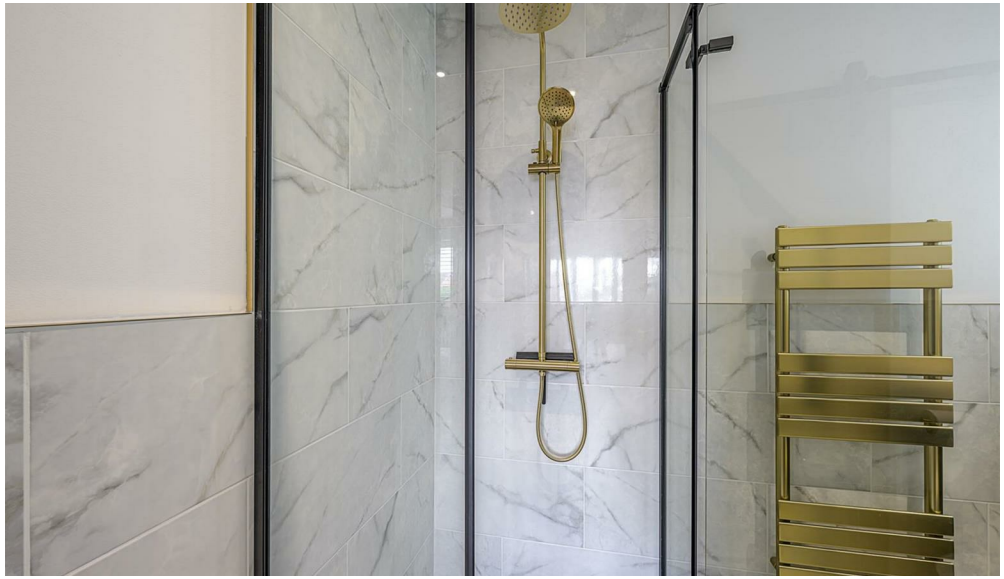
Front of the Property
With a tarmacadam driveway to front with block paved borders, decorative chipping stones, outdoor lighting, outdoor power points, planted borders, gated side access, double glazed door to front and door to bedroom five.

Entrance Hall
With a double glazed door and windows to front, tiled flooring, door to utility room, double doors to open plan kitchen family room, door to bedroom five and stairs to the first floor landing, recessed spotlights and a vertical central heating radiator.

Utility Room
8'7" x 7'7"
With a door leading from the hall, bespoke fitted storage, tiled flooring, plumbing for washing machine, space for tumble dryer, work surfaces over with matching up stands, recessed spotlights, door to garage store, vertical central heating radiator.

Open Plan Kitchen Family Room
26'8" max x 30'6" max
With double doors leading from the entrance hall, tiled flooring, lounge area with bespoke fitted media wall with recessed spotlights and central heating radiator, opening to the kitchen dining area with centre island featuring integrated wine cooler, range of fitted matching wall and base units with plinth lights, Quartz work surfaces over and matching up stands, integrated bins, dishwasher, double oven, five ring gas hob with extractor fan above, space for American style fridge freezer, inset sink and drainer, two double glazed skylight windows, double glazed window to rear, double glazed French doors to garden, recessed spotlights and two central heating radiators.

Bedroom Five
13'9" x 12'4"
With a door leading from the entrance hall, double glazed window to front with fitted shutter blinds, door to front, opening to storage, door to en suite shower room, recessed spotlights and a central heating radiator.



En Suite
8'10" x 5'2"
With a door leading from the bedroom, tiled floor and walls, walk in shower cubicle waterfall shower over and separate shower attachment, WC and wash hand basin set into vanity unit, door leading to the garden, recessed spotlights and a chrome heated towel rail.

Landing
With stairs leading from the entrance hall, doors leading to various rooms, double glazed window to front with fitted shutter blinds, feature panelling, loft access and recessed spotlights.

Bedroom One
15'6" max x 11'1" max
With a door leading from the landing, fitted wardrobes and furniture, recessed spotlights, double glazed window to rear with fitted shutter blinds, sliding door leading to the en suite shower room and a central heating radiator.

En Suite
4'4" x 7'6"
With a door leading from the bedroom, tiled floor, part tiled walls, walk in shower cubicle with waterfall shower over and separate shower attachment, WC and wash hand basin set into vanity unit, touch mirror, heated towel rail and recessed spotlights.

Bedroom Two
12'6" x 9'10"
With a door leading from the landing, double glazed window to rear with fitted shutter blinds and a central heating radiator

Bedroom Three
10'4" x 9'9"
With a door leading from the landing, double glazed window to front with fitted shutter blinds and central heating radiator.

Bedroom Four
8'10" x 11'1"
With a door leading from the landing, double glazed window to front with fitted shutter blinds and a central heating radiator.

Bathroom
7'8" x 8'0"
With the door leading from the landing, fully tiled walls and floor, double sink set into vanity unit, floating vanity unit, touch mirror, WC, Jacuzzi bath with waterfall shower over and separate shower attachment, recessed spotlights, heated towel rail, extractor fan and a double glazed window to rear.

Garden
With double glazed French doors leading from the open plan kitchen family room and en suite, patio area with steps down to artificial lawn, double glazed doors to summer house, garden shed, gated side access, outdoor tap, outdoor power points and lighting.

Summerhouse
9'10" x 16'10"
With double glazed doors leading from the garden, double glazed window to front, power and light.

Garage Store
11'6" x 8'10"
With an electric up and over door to front, recessed spotlights, and wall mounted boiler.

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
1113 sq.ft. (103.4 sq.m.) approx.

1ST FLOOR
722 sq.ft. (67.0 sq.m.) approx.

TOTAL FLOOR AREA : 1835 sq.ft. (170.5 sq.m.) approx.

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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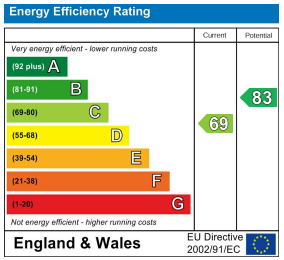

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 https://www.hunters.com

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