



Cypress Gardens, Kingswinford, DY6 9TU

HUNTERS[®]
EXCLUSIVE



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£525,000

This beautifully presented four bedroom detached family home, situated in a popular cul-de-sac location within this very established address, offers an abundance of nearby amenities including doctors, libraries and local shops for convenience. To give prospective buyers an insight the property briefly comprises to the ground floor: welcoming entrance hall, well appointed study which could also be used as a play or games room, modern fitted kitchen breakfast room leading to a practical utility space, downstairs cloakroom, spacious lounge with gas fire and french doors to orangery with glass lantern roof creating a great space to entertain; complete with underfloor heating and air-conditioning. Continuing upstairs leading off the landing flows into a master bedroom with modern refitted en suite, three further double bedrooms and further recently refitted family bathroom. Outside the property offers a low maintenance rear garden with well maintained wrap-around lawn which is child friendly and provides access to double garage. Additional selling features include a creteprint driveway providing ample parking, is positioned on a large corner plot with potential to extend subject to the usual consents, is in catchment for both sought after primary and secondary schools and is offered with no upward chain.





Front of The Property

To the front of the property there is a large creteprint driveway, well maintained lawn to side, decorative chipping stones, up and over door to garage, outside lighting and gated side access leading to the rear garden.

Entrance Hall

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

Lounge

20'0" x 12'9"

With a door leading from the entrance hall, comfortable space for seating, feature fireplace with gas fire and marble hearth, double glazed bow window to front, double glazed french doors to orangery and a central heating radiator.

Orangery

16'8" x 12'9"

With double glazed doors leading from the lounge and utility, glass lantern roof, space for dining table, tiled underfloor heating, hot and cold air conditioning unit, recessed spotlights, double glazed windows and french doors to rear.

Kitchen Breakfast Room

11'9" x 8'10"

With doors leading from the entrance hall and utility, fitted with a range of matching wall and base units, work surfaces with tiled splashback, one and a half sink and drainer, integrated eye level oven and grill, separate induction hob with extractor hood over, dishwasher, fridge and freezer, waste disposal unit, space for breakfast table, recessed spotlights, tiled floor, double glazed window to rear and a central heating radiator.

Study

11'1" x 8'10"

With a door leading from the entrance hall, space for desk or seating, double glazed window to front and a central heating radiator.



Utility

With a door leading from the kitchen breakfast room, fitted wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, tiled floor, recessed spotlights, double glazed door and window to orangery.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled floor, part tiled walls, extractor fan, safe and alarm panel.

Landing

With stairs leading from the entrance hall, doors to various rooms, storage cupboard and loft access.

Master Bedroom

11'9" x 11'1"

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

Bedroom Two

10'2" x 10'2"

With a door leading from the landing, double glazed windows to rear and side, light coving and a central heating radiator.

Bedroom Three

12'9" x 9'6" max

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

Bedroom Four

8'2" x 7'10"

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



En Suite

With a door leading from the master bedroom, shower cubicle, WC, wash hand basin, recessed spotlights, part tiled walls, double glazed window to front and a chrome heated towel rail.

Bathroom

With a door leading from the landing, bath with waterfall shower head, shower screen, WC, wash hand basin, part tiled walls, tiled floor, recessed spotlights, double glazed window to rear and a traditional central heating radiator.

Garden

Accessed via double glazed french doors leading from the orangery to patio seating area with paved edging, well maintained wrap-around lawn, conifers, double glazed door leading to double garage and gated side access leading to the front of the property.

Garage

With up and over electric door to front, double glazed door leading from the rear garden, light, power and double glazed window to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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.

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GROUND FLOOR

1ST FLOOR



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

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