



Dunsley Road, Kinver, DY7 6NA

£795,000

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Located in the sought after village of Kinver, is this executive five bedroom detached family home. The property offers expansive living accommodation spanning over three floors, whilst the ground floor showcases three reception rooms and a modern kitchen dining room; comfortable for families and those that love to entertain. The property to the ground floor offers a welcoming lounge with large double glazed patio doors overlooking the stunning rear garden, dining room with double glazed bay window to the front aspect, useful home gym/office, modern fitted kitchen dining room with integrated appliances, utility and a cloakroom. Continuing upstairs opens onto its impressive generous size landing, bedroom suite with fitted wardrobes, dressing area and en suite shower room, another bedroom with an en suite shower room, two further double bedrooms and a house bathroom. Completing the property on its upper level is a fifth bedroom with skylight windows. The property sits attractively beyond its decorative foregarden with a sweeping driveway, garage and a beautifully landscaped rear garden laid to lawn with various patio seating areas. Set back off Dunsley Road with rear garden views overlooking Kinver towards the church, homeowners can enjoy the idolised Village feel whilst taking advantage of local amenities.





Front Of The Property

Located on a private drive off Dunsley Road, there is a sweeping tarmacadam driveway, mature trees and shrubs.

Porch

With a double glazed door to front, tiled floor, wall lights and door to the reception hall.

Reception Hall

With a door from the porch, stairs to the first floor landing, doors to rooms, under stairs storage cupboard, parquet floor and a central heating radiator.

Dining Room

15'8" x 13'0"

With a door leading from the reception hall, double glazed bay window to front, wall lights and a central heating radiator.

Cloakroom

With a door leading from the reception hall, WC, wash hand basin, tiled splashback, extractor fan and a chrome heated towel rail.

Lounge

30'3" x 12'11"

With a door leading from the reception hall, gas fire with decorative surround, wooden mantle, recessed spotlights, oak floor, four double glazed windows to side, wall lights, double glazed patio doors to rear and a central heating radiator.

Kitchen Dining Room

25'3" x 11'11"

With a door leading from the reception hall, fitted with a range of wall and base units, Quartz work surfaces with matching splashback, stainless steel cooker hood, space for range cooker, integrated dishwasher and freezer, inset sink, double glazed window to rear, space for dining table, doors to rooms and two central heating radiators.



Utility

15'5" x 9'4"

With a door leading from the kitchen, fitted with a range of wall and base units, work surfaces with matching splashback, space for fridge freezer, plumbing for washing machine, space for tall fridge freezer, stainless steel sink and drainer, wall mounted boiler, double glazed window to rear, double glazed door to rear and a central heating radiator.

Home Office/Gym

18'3" x 9'4"

With a door leading from the kitchen, skylight window, laminate floor, wall lights, door to garage and a central heating radiator.

Landing

With stairs leading from the reception hall to a spacious landing with a double glazed window to front, doors to rooms, stairs to the second floor, skylight window to front and a central heating radiator.

Bedroom One

26'2" x 13'0"

With a door leading from the landing, double glazed bay window to front, fitted wardrobes, recessed spotlights, door to en suite, integrated speakers and three central heating radiators.

En Suite

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

Bedroom Two

13'5" x 9'10"

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

En Suite

With a door leading from bedroom two, shower cubicle, WC, wash hand basin, part tiled walls, double glazed window to side, recessed spotlights, extractor fan, shaver point and a chrome heated towel rail.



Bedroom Three
22'3" x 9'4"

With a door leading from the landing, double glazed window to front, double glazed bay window to rear, wall lights, recessed spotlights and a central heating radiator.

Bedroom Four
12'2" x 11'7"

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

Bathroom

With a door leading from the landing, P shape bath, shower over, WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan and a heated towel rail.

Bedroom Five
16'0" x 11'9"

With stairs leading from the first floor landing, skylight windows to sides and rear, door to large eaves storage area and a central heating radiator.

Garage

14'11" x 9'6"

With a garage door to front, power, light and door to the study.

Garden

With double glazed patio doors from the lounge, to a patio with power points and outside tap, steps leading up to lawn with mature shrub borders, path to rear with feature garden pond, and a further secluded patio with a lawn beyond with space for a vegetable patch, a garden shed and summerhouse.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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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
 01384 443331 | Website: www.hunters.com



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