



The Oaks, Alveley, WV15 6LN

HUNTERS[®]
EXCLUSIVE



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Offers In The Region Of £525,000

Located on the outskirts of Alveley, The Oaks is a small, exclusive development of four and five bedroom detached family homes built with sustainable Eco friendly features. Accessed via the private entrance road, this stunning family home is tucked away in the corner of the cul-de-sac offering a private setting and generous sized private rear garden. Having been expensively appointed throughout the accommodation on the ground floor comprises: inviting reception hall, comfortable lounge with log burner and patio doors leading to the rear garden, stunning open plan kitchen dining family room with bi folding doors leading to the rear garden, useful separate utility room, ground floor cloakroom and access to the double garage. Leading from the gorgeous gallery landing is the master bedroom with a beautifully re fitted en suite shower room, three further good sized double bedrooms one with another en suite shower room, another bedroom which could be used as an office or dressing room and a family bathroom. Having been attractively landscaped to offer a low maintenance setting, the private rear garden offers a porcelain tiled patio area perfect for outdoor dining, artificial lawn with decked area and chipping stoned border with decorative shrubs and a fantastic recycled rubber foam play area. To the front of the property there is a block paved driveway with gated access to both sides of the garden.





Front Of The Property

To the front of the property there is a block paved driveway, two up and over doors to the double garage, double glazed composite door leading to the reception hall and gated access to both sides of the garden.

Reception Hall

With a double glazed composite door leading from the front of the property, this inviting reception hall has stairs to the first floor landing, storage cupboard, cupboard housing water cylinder, recessed spotlights, porcelain tiled floor with underfloor heating and doors to various rooms.

Cloakroom

With a door leading from the reception hall, WC, wash hand basin, double glazed window to rear, porcelain tiled flooring, tiled walls, recessed spotlights and extractor fan.

Lounge

22'7" x 11'1"

With a door leading from the reception hall this comfortable lounge has a log burner with tiled hearth, double glazed window to the front and double glazed doors to the rear garden.

Kitchen Dining Family Room

19'0" x 16'0"

Having been recently re configured to create this fantastic entertaining space, this open plan room has an expensively appointed kitchen which is fitted with a range of shaker style soft close wall and base units, quartz work surfaces with matching up stands, centre island with breakfast bar, a host of integrated appliances including induction hob, double electric oven, microwave and dishwasher, space for fridge freezer, inset one and a half sink and drainer, porcelain tiled floor with underfloor heating, recessed spotlights, double glazed window to rear, door to utility and double glazed bi fold doors to the rear garden.

Utility Room

8'10" x 5'10"

With a door leading from the kitchen this useful utility room has fitted shaker style soft close wall and base units, integrated washing machine, belfast sink, porcelain tiled floor with underfloor heating, recessed spotlights and a double glazed door to side.



Double Garage

19'0" x 16'4"

With two up and over doors to front, power, light, door to the reception hall and space for appliances.

Gallery Landing

With stairs leading from the reception hall this gorgeous gallery landing has an airing cupboard, double glazed window and doors to rooms.

Bedroom One

13'9" x 12'1"

With a door leading from the landing this impressive master bedroom has a double glazed window to front, skylight window, useful storage cupboard and door to en suite.

En Suite

With a door from bedroom one this stunning re fitted en suite bathroom has a bath with shower attachment, double shower with a mirror fronted sliding door, WC, wash hand basin, tiled floor, part tiled walls, recessed spotlights, storage cupboard, double glazed window to front and shaver point.

Bedroom Two

11'9" max x 9'10"

With a door leading from the landing, double glazed window to rear, built in wardrobes and door to en suite.

En Suite

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

Bedroom Three

11'5" x 6'6"

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



Bedroom Four

11'5" x 10'2"

With a door leading from the landing, double glazed window to front and a storage cupboard.

Bedroom Five

9'6" x 6'10"

With a door leading from the landing, double glazed window to rear and laminate floor.

Bathroom

With a door leading from the landing this family bathroom has a bath with shower attachment, WC, wash hand basin, double glazed window to rear, tiled floor, part tiled walls, recessed spotlights and a shaver point.

Garden

Having been attractively landscaped to offer a low maintenance setting, the private rear garden offers a porcelain tiled patio area perfect for outdoor dining, artificial lawn with decked area and chipping stoned border with decorative shrubs and a fantastic recycled rubber foam play area.

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		
	70	77
England & Wales EU Directive 2002/91/EC		

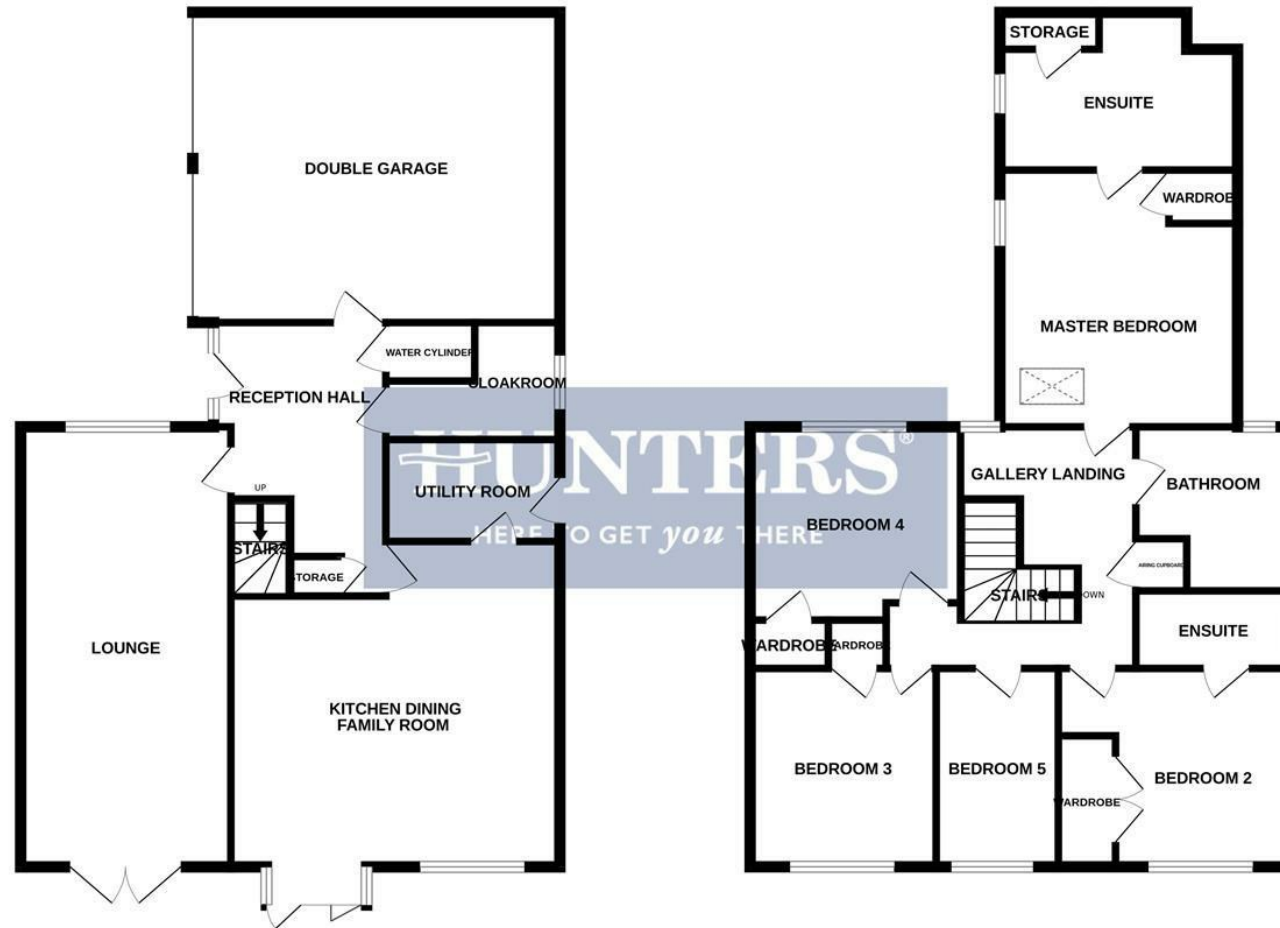
DISCLAIMER

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
1042 sq.ft. (96.8 sq.m.) approx.

1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA: 1934 sq.ft. (179.7 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
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