

The  
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# New Dormer Bungalow

15a Brick Kiln Lane, Gornal, Dudley DY3 2XE



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This new build Detached Dormer Bungalow is located at this popular address leading off Himley Road.

The property enjoys a large south facing rear garden and is set back from the road with a good size Driveway.

The property benefits from accommodation over 2 Floors to include gas central heating and double glazing and comprises: Ground Floor Reception Hall, Rear Lounge/Dining Room and Kitchen, Bedroom 2 & 3 and Bathroom and on the 1<sup>st</sup> Floor, a Landing, Master Bedroom with En-Suite Bathroom including Shower, Walk-in Store and separate Study.

There is a 10 Year Structural Warranty with Build-Zone for this new home.

MUCH BIGGER THAN IT LOOKS – VIEWING IS HIGHLY RECOMMENDED.

Reception Hall 15'8" x 4'5" widens to 6'5" (4.17m x 1.35m & 1.95m)

With stairs to 1<sup>st</sup> Floor and doors to

Bedroom 2 (Front) 10'9" x 9'11" (3.29m x 3.03m)

With UPVC double glazed window, radiator and door to

Understairs Store



Bedroom 3 (Front) 8'7" x 8'6" (2.63m x 2.61m)

With UPVC double glazed window and radiator.

Bathroom (Side) 7'4" x 5'8"

With white suite, bath with shower over and tiled surround, wash basin with vanity cupboard below and tiled splash back, wc with concealed cistern, tiled floor, obscure UPVC double glazed window, recessed ceiling lights and radiator.

Lounge/Dining Room (Rear) 20'10" x 12'1" (6.35m x 3.69m)

With UPVC double glazed bi-fold doors to rear garden, 2 radiators and glazed door to

Kitchen (Rear) 11'6" x 11'5" (3.51m x 3.48m)

With a range of wall/base cupboards, contrasting wooden worktops, sink and mixer tap, Hotpoint built-in oven, Hotpoint gas hob with Hotpoint cooker hood over, integrated Hotpoint dishwasher, tall housing with integrated Hotpoint fridge/freezer, tiled floor, recessed ceiling lights, UPVC double glazed rear window and Alpha gas central heating boiler (in cupboard).





#### Landing

With side UPVC double glazed window, radiator, spindle balustrade and doors to

#### Walk-in Store

With Keylite double glazed roof window.

#### Master Bedroom (Front) 19'8" plus wardrobe x 11'3" (6.02m x 3.45m)

With 2 double built-in wardrobes, radiator, UPVC double glazed front dormer window and door to

#### En-Suite Bathroom (Rear) 9'8" x 8'10" (2.94m x 2.69m)

With white suite, bath having tiled splash back, wc with concealed cistern, hand basin with vanity cupboard below and tiled splash back, corner shower cubicle, tiled floor, radiator and Keylite double glazed roof window.

#### Study (Front) 12'2" x 6'11" (3.73m x 2.12m)

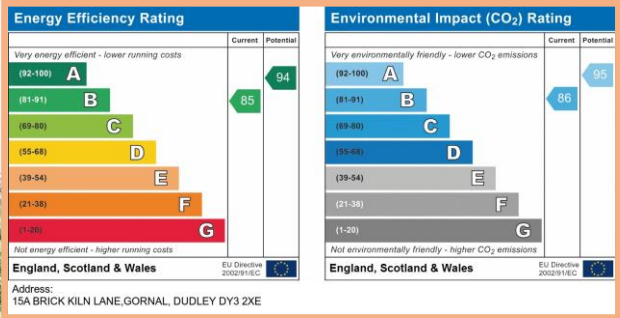
With Keylite double glazed roof window, stepped area to corner and radiator.

#### Rear Garden

With south facing rear aspect this long garden has a paved patio with side path and gate to front, retaining wall and centre steps to a long seeded lawn.







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