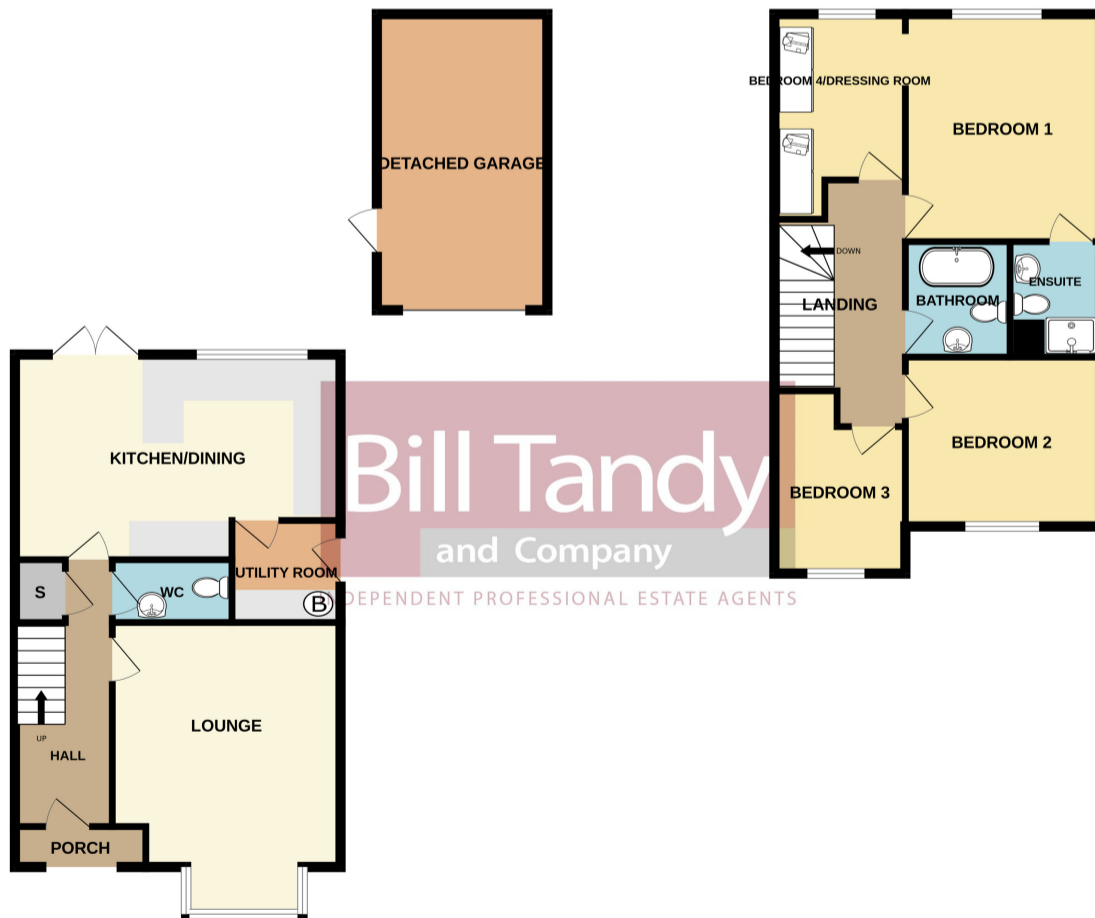


DRAFT

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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**208 Burntwood Road, Norton
Canes, Cannock, Staffordshire,
WS11 9UR**

£375,000 Freehold Offers in Region of

Offering open views over Chasewater to the rear this recently built four bedroom detached family home is a joy to behold! Being only constructed 7 years ago, still within the NHBC warranty and finished to a hi-specification throughout this impeccably presented property offers a wealth of well thought out accommodation. Having off road parking for several vehicles as well as a detached single garage and still offering front and back gardens, with the rear being very low maintenance and backing onto Chasewater Country Park boasting a 90 hectare reservoir, plenty of green open space and a steam railway. Internally the property offers a superb family dining kitchen with a separate utility along side the good size lounge with walk in bay window and the ground floor guest w/c. Whilst upstairs offers a stylish family bathroom and four well proportioned bedrooms with the current owner utilising one bedroom as a walk in dressing room with an opening through to the master bedroom which also benefits from an en-suite shower room. An early viewing is considered essential to fully appreciate the quality of accommodation on offer.



RECESSED STORM PORCH

approached from the driveway having light point and leads to.

THROUGH RECEPTION HALLWAY

enter via composite upvc double glazed opaque glazed front entrance door, with wood effect ceramic tiled flooring, two ceiling light points, radiator, stairs to the first floor landing with under stairs storage cupboard, stylish high gloss built-in shoe storage. Doors lead off to the following accommodation

GUEST CLOAKROOM

fitted with a modern white suite with low level w.c., floating hand wash basin, extractor fan, recessed LED downlighters, continuation of wood effect ceramic tiled flooring, half height wall tiling.

SITTING ROOM

3.7m x 5m max into bay (12' 2" x 16' 5") with upvc double glazed bay window to the front aspect, ceiling light point, additional LED downlighters, two radiators, power point with USB's, stylish modern wood panelling to one feature wall.

KITCHEN DINER

3.6m max x 5.8m max (11' 10" x 19' 0") with the continuation of the wood effect ceramic floor tiling with the kitchen fitted with modern white suite with high gloss matching wall and base cabinets, stone effect roll top work surfaces with inset one and half bowl sink and drainer with mixer tap positioned in front of a upvc double glazed window overlooking the fields to the rear, inset 5 burner gas hob with overhead extractor and oven below, integrated wine cooler, integrated fridge freezer, recessed LED downlights. The dining area has a feature slate tile wall, radiator and UPVC double glazed French doors leading out the rear patio area.

UTILITY ROOM

with matching work surface and base units to the kitchen, wall mounted combination boiler, space and plumbing for washing machine, radiator, recessed LED downlights, UPVC double glazed door to side aspect.

FIRST FLOOR LANDING

with ceiling light point, radiator, access to loft and off leads;



BEDROOM ONE

3.4m x 4m (11' 2" x 13' 1") with ceiling light point, radiator, upvc double glazed window enjoying views across fields to rear, door to en-suite and opening through to bedroom 4 / dressing room

ENSUITE

fitted with a stylish suite comprising double walk-in shower with mains fed dual head shower, low level w.c., pedestal wash hand basin, shaver socket, built-in mirrored cupboard, chrome heated towel rail, opaque upvc double glazed window to side aspect, tiled flooring and recessed LED downlights,

OPENING THROUGH TO BEDROOM 4 / DRESSING ROOM

2.3m x 3.7m max into wardrobes (7' 7" x 12' 2") currently made up as walk-in dressing room with fitted wardrobes with mirrored sliding doors, shoe shelving, recessed LED downlighting, radiator, upvc double glazed window enjoying views of the fields behind.

BEDROOM TWO

with ceiling light point, radiator, UPVC double glazed window to front aspect, built-in wardrobe with sliding doors.

BEDROOM THREE

with upvc double glazed window to front aspect, ceiling light point, radiator, decorative wood panelling to one wall.



FAMILY BATHROOM

fitted with a stylish white suite comprising of panelled bath with mains fed dual head shower and glazed splash screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, recessed LED downlights, extractor fan, ceramic tiled floor and floor to ceiling tiled walls with modern patterned tiling.

OUTSIDE

approached via a shared access twinned with the neighbour, the property sits back behind a generous driveway providing plentiful parking for approx 4 vehicles and extending down the side of the property leading up to the garage, pathway leads to the front entrance with recessed storm porch, lawned area and shrubbery providing screening to the front, further slate chipped border with decorative hedging.

Gateway leads to the fence enclosed rear garden with paved patio area with block paved decorative border, an area to the side of the property suitable for shed, courtesy door to the garage, pathway leads to a decked area overlooking to fields beyond with timber constructed homemade bar, artificial lawn, power points, cold water tap.



DETACHED SINGLE GARAGE

with up and over entrance door, courtesy door to rear garden, pitched roof providing additional storage above, power and light points.

FURTHER INFORMATION

Drainage & Water – connected

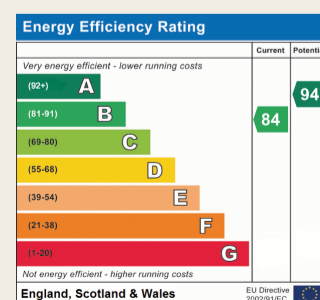
Electric and Gas – connected

Phone – connected

For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

COUNCIL TAX BAND

BAND D



VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.