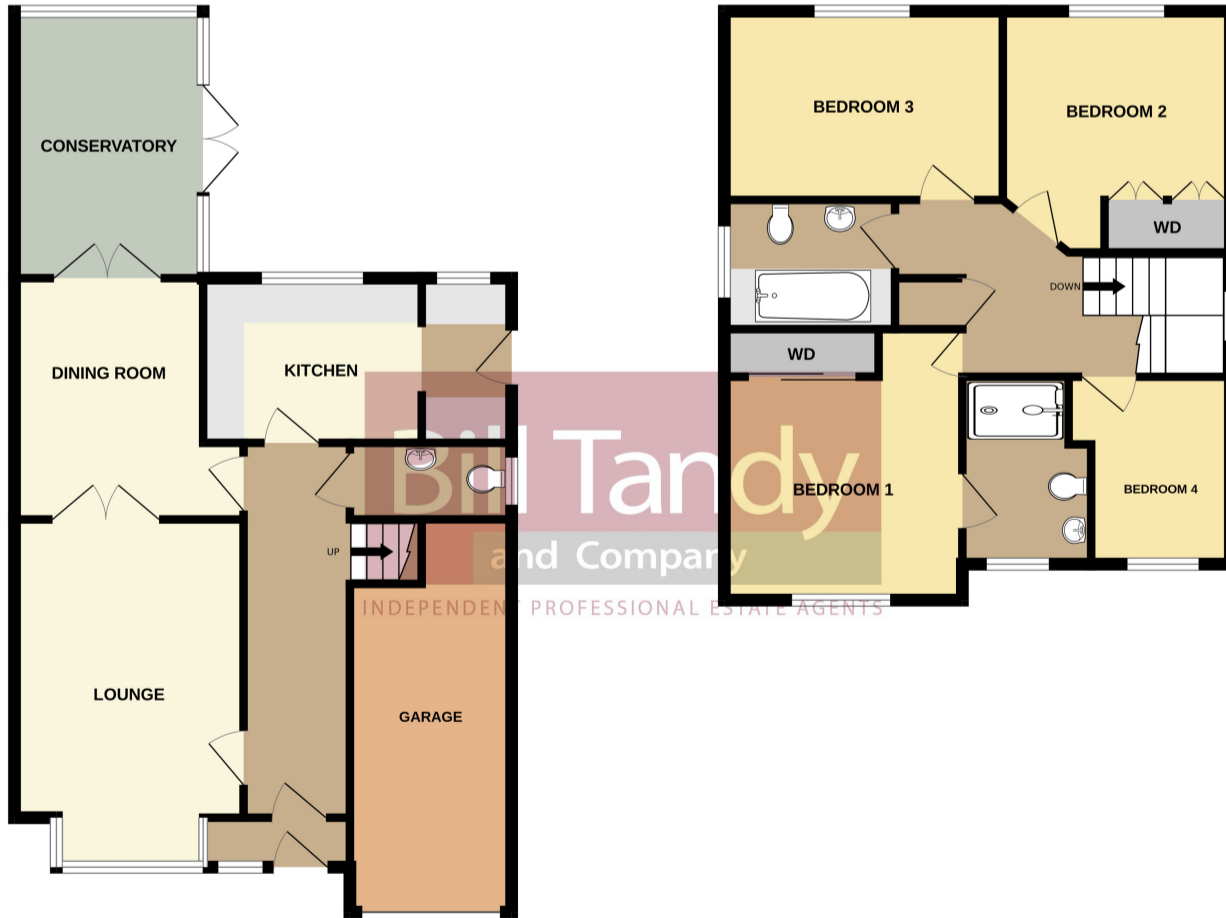




GROUND FLOOR  
743 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1359 sq.ft. (126.2 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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**13 Lambourne Way, Norton Canes,  
Cannock, Staffordshire, WS11 9FA**

**£340,000 Freehold  
OIRO**

Bill Tandy & Company Burntwood are pleased to bring to the market this immaculately presented modern four bedroom detached family home located in lovely cul-de-sac setting and offering the full benefit of UPVC double glazing and gas fired central heating system. The property offers well planned accommodation which in brief comprises on the ground floor; enclosed entrance porch leads through to a spacious and welcoming through hallway and guest cloakroom, there is a delightful family lounge with bay window giving access to the separate dining room with the lovely addition of a UPVC double glazed conservatory leading off, there is a breakfast kitchen with adjoining utility room. Whilst the first floor landing serves the master bedroom with both fitted wardrobes and en suite shower room, three further good sized bedrooms and the family bathroom. Outside, the property sits back behind a lawned fore garden with double width driveway with single garage and well tended gardens to front and rear. Viewing is strongly encouraged to fully appreciate both the accommodation and position on offer in this delightful family home.



**ENCLOSED ENTRANCE PORCH**

Approached via a part upvc double glazed entrance door with matching flanking side screens, ceiling light point, part obscured double glazed composite door to :

**WELCOMING THROUGH HALLWAY**

this spacious through hall has coving to ceiling, two ceiling light points, radiator, staircase returning to the first floor accommodation with balustrade handrail and upvc double glazed window to side, wooden effect flooring and panelled doors lead off to :

**GUEST CLOAKROOM**

fitted with a white suite with chrome style fittings comprising low level w.c., wall mounted wash vanity hand basin with tiled splash back, wooden effect flooring , radiator, ceiling light point, obscured upvc double glazed window to side.

**FAMILY LOUNGE**

16' 3" into bay & 14' 2" min (4.95m x 4.32m) x 7' 4" (2.24m) with feature upvc double glazed walk-in bay window, focal point Adams style fireplace surround with mable effect inset and raised hearth housing a flame style fire, coving to ceiling, two ceiling light points, radiator, t.v aerial point, multi-glazed double opening doors to :

**DINING ROOM**

with coving to ceiling, wooden effect flooring, radiator, upvc double glazed French doors to :

**CONSERVATORY**

12' 4" x 8' 9" (3.76m x 2.67m) a lovely addition to the property this UPVC double glazed conservatory had pitched polycarbonate roof with central fan light unit, brick base with display sill, wooden effect flooring, French doors to the rear garden.

**BREAKFAST KITCHEN**

10' 1" x 7' 7" (3.07m x 2.31m) fitted with a range of matching light fronted wall and base cupboards with deep pan drawers and corner display shelving, complimentary roll top work surfaces with part ceramic splash back wall tiling, inset stainless steel sink and drainer unit with mono tap, four ring gas hob with extractor hood above, eye level oven and grill, space and provision for fridge, plumbing and recess for dishwasher, tiled flooring, space for breakfast table, radiator, upvc double glazed window overlooking



the rear garden and opening to :

**UTILITY AREA**

7' 7" x 4' 1" (2.31m x 1.24m) matching the kitchen with a range of base cupboards with roll top work surfaces and part ceramic splash back wall tiling, inset stainless steel sink and drainer with mono tap, space for larder style fridge freezer, plumbing and recess for automatic washing machine, wall mounted central heating boiler, tiled flooring, obscured double glazed door to outside and upvc double glazed window over looking the rear garden.

**FIRST FLOOR LANDING**

with loft access hatch, coving to ceiling, built-in airing cupboard and panelled doors lead off to :

**MASTER BEDROOM**

10' 9" max x 10' 9" (3.28m x 3.28m) with upvc double glazed window to front aspect, radiator, built-in his and hers double wardrobes, door to :

**ENSUITE**

fitted with a modern white suite comprising low level w.c., pedestal wash hand basin, shower cubicle with glazed splash screen door, wall mounted shower unit, part ceramic splashback wall tiling, vertical chrome heated towel rail, wooden effect flooring, obscured upvc double glazed window to front aspect.



**BEDROOM TWO**

10' 6" x 9' 8" (3.20m x 2.95m) with upvc double glazed window overlooking the rear garden, radiator, coving to ceiling, built-in double wardrobes.

**BEDROOM THREE**

12' 9" x 7' 3" (3.89m x 2.21m) with upvc double glazed window overlooking the rear garden, radiator.

**BEDROOM FOUR**

9' 5" max & 7' 0" min (2.87m x 2.13m) x 7' 3" (2.21m) with upvc double glazed window to front aspect, radiator.

**FAMILY BATHROOM**

8' 7" x 6' 5" (2.62m x 1.96m) fitted with a white suite with chrome style fittings comprising, low level w.c., vanity storage cupboard and surfaces extending across to a wash hand basin, panelled bath with mono shower attachment and wall mounted shower unit, part ceramic splashback wall tiling, vertical chrome heated towel rail, wooden effect flooring, extractor fan, upvc double glazed window to side aspect.

**OUTSIDE**

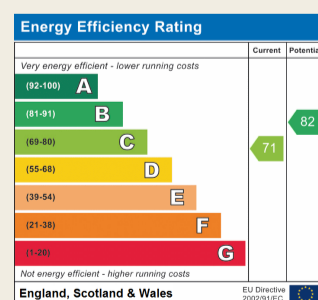
The property sits back from the road behind double width driveway with lawned fore garden with herbaceous shrub borders and small tree, side pedestrian gate leads to the rear garden.



Set to rear is a delightful fence enclosed garden offering a good degree of privacy with spacious paved patio area providing an ideal space for seating arrangement and Alfresco entertaining, there is a timber storage shed and lawned garden with herbaceous flower and shrub display borders and raised beds, additional paved patio area, outside power points, cold water tap and garden lighting.

**GARAGE**

(not measured) with up and over entrance door, light and power points.



**TENURE**

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



**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.