



DRAFT

3 Lingfield Road, Norton Canes, Cannock, Staffordshire,
WS11 9FJ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

3 Lingfield Road, Norton Canes, Cannock, Staffordshire, WS11 9FJ

£435,000

Bill Tandy and Company are thrilled to present this exceptional five-bedroom detached family home on the sought-after Lingfield Road in Norton Canes. Immaculately presented and thoughtfully extended, this property perfectly blends contemporary design, generous space, and a true sense of luxury living.

At the heart of the home lies a stunning open-plan kitchen, dining, and family area—ideal for entertaining and everyday life—with stylish finishes and a practical adjoining utility space. The elegant lounge offers a relaxing retreat, while a welcoming reception hall and guest cloakroom complete the ground floor. Upstairs, four beautifully appointed bedrooms provide ample space for family and guests, with one featuring its own en suite. The showstopping top-floor master suite spans the entire level, complete with a dressing area and private en suite—your very own sanctuary.

Outside, enjoy a beautifully landscaped, low-maintenance garden designed for relaxing or entertaining, along with a resin driveway and integral garage providing excellent parking. Perfectly located within walking distance of local amenities, a nearby park, and Chasewater Nature Reserve—with easy access to the M6 Toll and A5—this home offers an unbeatable combination of convenience and comfort.



ENTRANCE HALLWAY

approached via an opaque double glazed composite UPVC front entrance door and having two ceiling light points, radiator with decorative cover, modern wood effect flooring, stairs to first floor, storage cupboard, door to garage and doors to further accommodation.

GUESTS CLOAKROOM

having recessed downlights, a continuation of the modern wood effect flooring, white suite comprising wall mounted wash hand basin with tiled splashback and high gloss storage below and low level W.C., heated towel rail and UPVC opaque double glazed window to side.

LOUNGE

5.10m max into walk-in bay x 3.50m (16' 9" max into walk-in bay x 11' 6") a lovely bright room having a feature UPVC double glazed walk-in bay window to front with fitted shutters, solid wood flooring, two ceiling light points, two radiators one being a modern vertical radiator, fittings for wall mounted T.V. and double doors with glazed inserts open to:

OPEN PLAN LIVING/KITCHEN/DINING AREA

7.00m max x 6.80m max (23' 0" max x 22' 4" max) being the main feature of the property and forming the heart of the home, created from a full-width rear extension that floods the space with natural light. Featuring modern wood-effect flooring throughout, recessed downlights, and three electrically operated Velux skylights, the room also boasts sleek aluminium-framed triple bi-fold doors opening onto the rear patio and a large UPVC window overlooking the garden.

The contemporary kitchen is fitted with high-gloss white base units complemented by elegant Corian work surfaces. A stylish sink and drainer with mono mixer tap and instant boiling water feature, inset induction hob, and self-cleaning fan oven with a slide-and-hide door enhance both design and functionality. A central island provides additional storage, space for breakfast stools, and room for an under-counter beer fridge. Further highlights include space and plumbing for an American-style fridge/freezer, built-in Hoover dishwasher, three modern vertical radiators, and fittings for a wall-mounted TV—making this an ideal space for entertaining or relaxing with family.

UTILITY ROOM

having a continuation of the modern wood effect flooring, white high gloss base units with Corian work surface, sink with mono mixer tap, space and plumbing for white goods, wall mounted condensing boiler, UPVC composite opaque double glazed door to side, recessed downlights and modern vertical radiator.

FIRST FLOOR LANDING

having ceiling light points, smoke detector, airing cupboard, stairs to second floor and doors to further accommodation.



BEDROOM TWO

3.30m x 3.20m (10' 10" x 10' 6") having UPVC double glazed windows to front with fitted shutters, built-in wardrobes to one wall, ceiling light point, radiator and door to:

EN SUITE SHOWER ROOM

2.10m x 1.70m (6' 11" x 5' 7") having white suite comprising wall mounted wash hand basin with high gloss storage cupboard below and wall illuminated mirror above, W.C. with hidden cistern and double shower with glazed door and mains plumbed Grohe dual shower head with rainfall effect, recessed downlights, UPVC opaque double glazed window to front and heated towel rail.

BEDROOM THREE

3.20m x 3.20m (10' 6" x 10' 6") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobes to one wall.

BEDROOM FOUR

3.90m x 2.20m (12' 10" x 7' 3") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM FIVE

3.40m x 2.10m (11' 2" x 6' 11") having UPVC double glazed window to front with fitted shutters, ceiling light point and radiator.

FAMILY BATHROOM

2.90m x 1.90m (9' 6" x 6' 3") having suite comprising shaped bath with central taps and gravity fed shower fitment, vanity work surface with inset wash hand basin, W.C. with hidden cistern and several cupboards and drawers, tiled floor, tiling to walls, recessed downlights, heated towel rail and UPVC opaque double glazed window to side.

SECOND FLOOR LANDING

having ceiling light point, smoke detector, access to eaves storage cupboard and door to the Master Suite.



DRESSING AREA

5.20m x 2.10m (17' 1" x 6' 11") having Velux skylight window, recessed downlights, radiator, fitted wardrobes to one wall, space for dressing table, open archway to the bedroom and door to en suite.

MASTER BEDROOM

4.10m x 3.10m (13' 5" x 10' 2") being dual aspect with UPVC double glazed windows to front and side both with fitted shutters, recessed downlights, loft access hatch, two radiators and fittings for wall mounted T.V.

EN SUITE SHOWER ROOM

1.80m x 1.70m (5' 11" x 5' 7") having a white suite comprising wall mounted wash hand basin with high gloss storage units below, W.C. with hidden cistern and shower cubicle with Grohe mains plumbed dual head shower fitment incorporating rainfall effect, Velux opaque glazed window, recessed downlights, heated towel rail and extractor fan.

OUTSIDE

The property is set back from the road behind a resin driveway suitable for at least three cars. There is wrought-iron fencing to either side as a visual boundary, a section of artificial lawn to one side and gated access to the side leading to the rear. The rear garden is fence enclosed and landscaped for low maintenance having slate paved path leading to a slate paved patio area with fabulous covered pergola having power and light making a wonderful entertaining area. There is a section of artificial lawn, a rendered raised flower bed incorporating mature shrubs and plants and boundary lighting.



INTEGRAL GARAGE

4.20m x 2.40m (13' 9" x 7' 10") approached via an electrically operated roller shutter entrance door and having light, power, built-in units with work surface, further built-in cupboard and door to entrance hall.

COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

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.

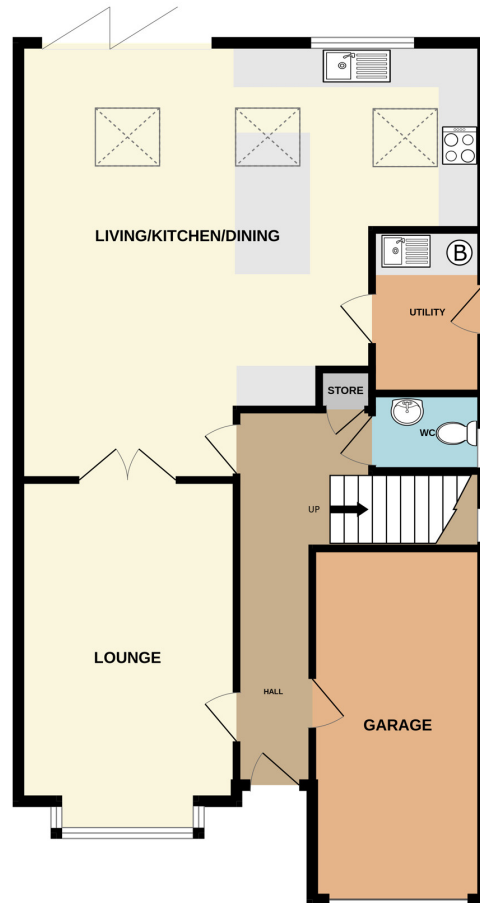


VIEWING

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.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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.
Made with Metropix ©2025

16 Cannock Road, WS7 0BJ
burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk



Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS