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Park Gate Cottage, Park Gate Road, Cannock Wood,
Staffordshire, WS15 4RN

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£475,000

Offers in Excess of

Bill Tandy and Company, Burntwood, are pleased to present this impressive individual modern home which sits back behind a private gated entrance with sweeping driveway and detached double garage. Offering a lovely private setting with low maintenance garden areas to the sides and rear Park Gate Cottage represents an ideal family home pleasantly set within the heart of this highly regarded village location. Having the benefit of double glazing and gas central heating the well planned accommodation offers an open canopy porch entrance, spacious and welcoming reception hall, family living room, breakfast kitchen, separate utility, dining room and a guest cloak room. The first floor has a feature landing serving the master bedroom with both refitted en-suite shower room and a walk in dressing room, there are two further double bedrooms and a family bathroom. A useful office has been converted into part of the loft area. An early viewing is strongly recommended to fully appreciate both setting and accommodation on offer.



OPEN CANOPY PORCH

This cottage style open canopy with pitched roof sits upon two timber pillars upon brick base and leads to a wooden entrance door with inset glazing with two wall mounted courtesy lamps and opens into:

RECEPTION HALLWAY

This impressive and welcoming reception area has wooden style laminate flooring, carpeted staircase leading to the first floor accommodation with wooden turned balustrade handrail, under stairs storage cupboard, coving to ceiling, wall mounted alarm keypad and panelled doors circulate off to:

LIVING ROOM

20' 4" x 11' 7" (6.20m x 3.53m) Having double glazed window to front, focal point ornamental wooden fireplace surround with mantelpiece on a raised marble effect hearth with matching inset and housing a coal effect flame fire, coving to ceiling, two radiators and double glazed French doors with matching side screens lead out to the rear garden.

DINING ROOM

11' 8" x 9' 9" (3.56m x 2.97m) Having double glazed window overlooking the rear, coving to ceiling and radiator.

BREAKFAST KITCHEN

20' 10" x 11' 4" max (6.35m x 3.45m max) This overall impressively sized kitchen offers a comprehensive range of matching light wooden fronted wall and base units, complementary roll top work surfaces, patterned ceramic splashback wall tiling, inset stainless steel sink and drainer unit with mono tap, Baumatic rangemaster stainless steel four ring gas cooker with wok burner to side, stainless steel splashback with matching canopy extractor hood, integral fridge, inset halogen spotlighting, tiled flooring, two radiators, dual aspect double glazed windows to front and side, panelled door leads to



UTILITY

11' 3" x 5' 1" (3.43m x 1.55m) Having built in storage cupboard with double opening doors, plumbing and recess for automatic washing machine, wall mounted matching storage unit, central heating boiler, radiator, tiled flooring, loft access hatch, double glazed window overlooking the rear and double glazed side door.

GUEST CLOAKROOM

Having a modern white suite with chrome style fittings comprising wall mounted wash hand basin with ceramic tiled splashbacks, dual flush close coupled W.C., radiator, inset ceiling spotlighting, extractor fan and wooden style laminate flooring.

GALLERIED LANDING

Having a vaulted ceiling with skylights to front, loft access hatch with pulldown ladder which leads to a very useful attic/study room. There is a built-in storage cupboard and panelled doors lead off to



MASTER BEDROOM

20'3" max x 10' 1" max (3.45m max x 3.07m max) Having feature part sloping ceilings, double glazed window to front and side with an addition Velux sky light window to the rear. Walk in wardrobe/dressing room, radiator and panelled door to:

RE-FITTED EN SUITE SHOWER ROOM

Having a modern white suite with chrome style fittings comprising dual flush W.C., "his and hers" wash hand basins with vanity storage cupboards cupboards below, corner mounted shower cubicle with glazed splash screen and wall mounted shower unit, complementary splash backs, radiator, feature part sloping ceiling with Velux double glazed window to front.

BEDROOM TWO

11' 7" max x 10' 1" max (3.53m max x 3.07m max) with feature part sloping ceiling, double glazed window to front, radiator.

BEDROOM THREE

11' 7" max x 10' 1" max (3.53m max x 3.07m max) Having a feature part sloping ceiling incorporating a Velux double glazed skylight to rear, radiator.



BATHROOM

Having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., pedestal wash hand basin with mono tap and panelled bath with mono tap, separate walk in shower with glass splash screen, wall mounted shower unit complementary splashbacks, extractor fan, heated towel radiator, feature part sloping ceiling incorporating Velux double glazed skylight to rear.

OUTSIDE

Approached via a private electronically operated gated entrance to a sweeping shale driveway which provides ample off road parking for numerous vehicles, the property has an overall secluded raised plot position set against lawn gardens with perimeter hedging and fencing. There is a lovely entertaining space to one side with open Bagola and paved area suitable for table and seating, a paved pathway extends across the rear with raised shrub and flower borders leading to a low maintenance Astro turfed garden with useful timber storage shed.



DETACHED DOUBLE GARAGE

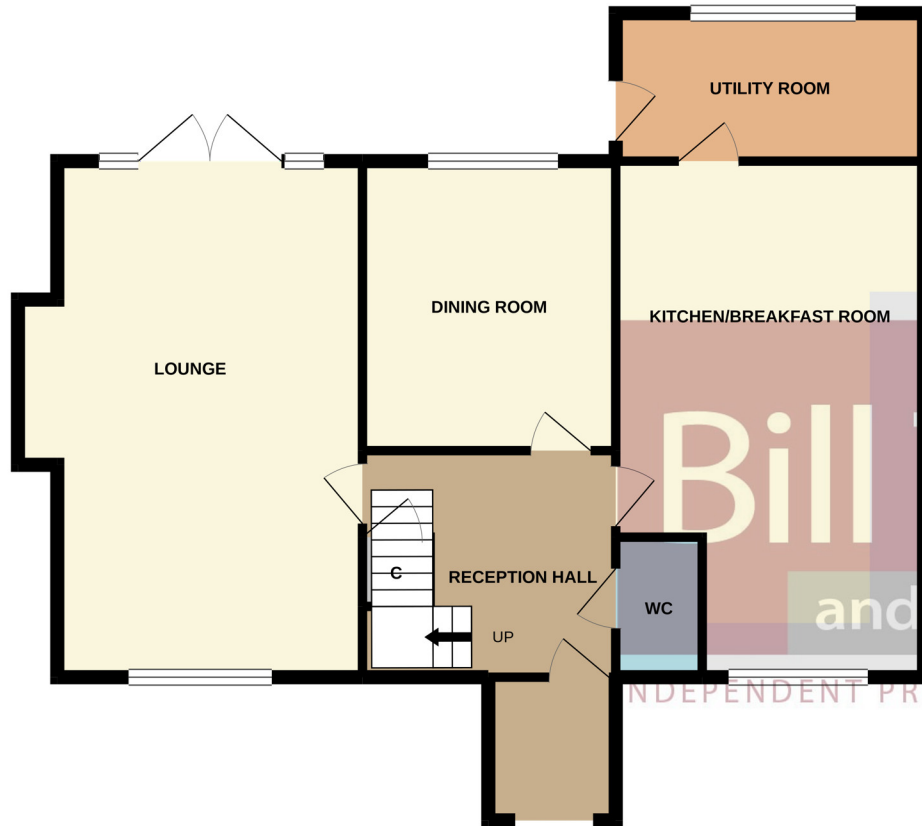
18' 4" x 17' 5" (5.59m x 5.31m) Approached via twin electronically operated up and over entrance doors and having light and power points, useful overhead eaves storage space and cold water tap.

VIEWING

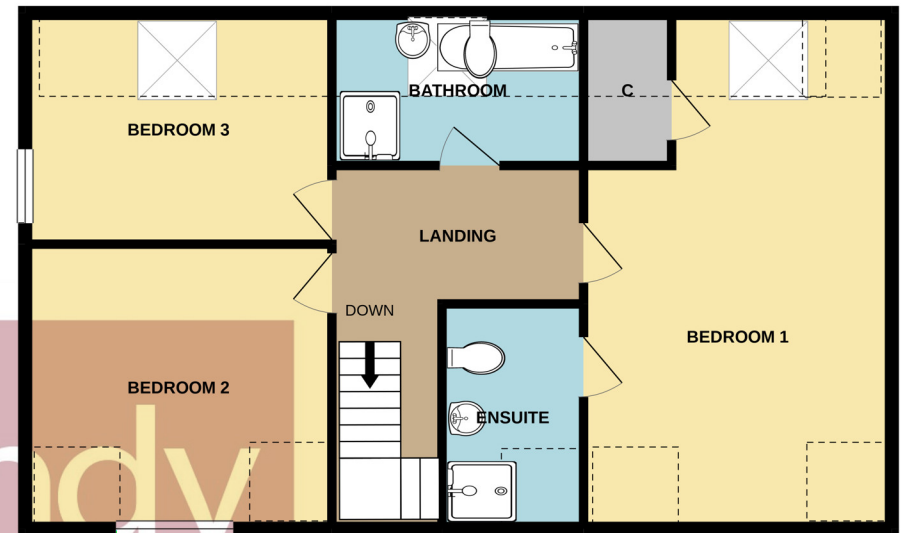
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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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