



Deer Close  
Norton Canes

# Deer Close Norton Canes



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and immaculately presented three bedroom detached family home, being offered with NO ONWARD CHAIN.

The property briefly comprises: a large reception hallway, spacious through lounge with feature fireplace, a breakfast kitchen with utility area, dining room/study, downstairs WC, an oversized integral garage (with potential to convert), gallery landing, three double bedrooms, en-suite to the master plus family bathroom. Externally there is a four car block paved driveway to the front and a generous south west facing rear garden which collects the sun throughout the afternoon and evening, and features a patio area, lawn and undercover Pergoda accessed directly from the lounge.

The property has been fully redecorated throughout as well as having new carpets fitted to the stairs, landing and bedrooms. Other benefits include: UPVC double glazing, gas central heating throughout provided by a Valiant boiler fitted in 2013 and serviced yearly, an EICR certificate for the electrics, wiring for a CCTV system, a part boarded loft space with pull down ladder, lighting and electrics.

The property is situated in the village of Norton Canes, just a short journey away from Burntwood & Cannock Town centres, whilst conveniently located near to Chasewater & Cannock chase. There is excellent local schooling and amenities nearby, including: convenience store, takeaway and pharmacy. It benefits from easy access to major commuter routes including the A38, A5 and M6 Toll road.

## RECEPTION HALL:

UPVC entrance door, tiled flooring, ceiling light point, radiator with cover, mains fitted smoke alarm, stairs to the first floor, doors to the lounge, dining room, guest WC and kitchen.

## LOUNGE:

11' 2" x 22' 10" (3.40m x 6.95m)

Feature fireplace with fitted electric log burner effect fire (with further provisions for either a gas fire or multi fuel burner), laminate flooring, ceiling light point, radiators, mains fitted smoke alarm, window to front, French doors to the rear garden.

## BREAKFAST KITCHEN WITH UTILITY:

23' 4" x 8' 2" max (7.12m x 2.50m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, space for a dishwasher, fridge freezer, utility area with space for a washing machine and dryer, room for a breakfast table and chairs, tiled flooring, ceiling light points, radiator, mains fitted smoke alarm, windows and door to the rear garden, door to the garage.

## DINING ROOM/STUDY:

7' 7" x 10' 8" (2.31m x 3.26m)

Vinyl flooring, light point, radiator, phone points, Internet points, wiring for a CCTV system, window to the front.

## DOWNSTAIRS WC:

Suite comprising: low level WC, wash hand basin, radiator, extractor fan, light point and tiled flooring.

## FIRST FLOOR GALLERY LANDING:

Carpeted flooring, ceiling light point, window to the front, loft access hatch, doors off to three bedrooms, family bathroom and airing cupboard.

## BEDROOM ONE:

11' 8" x 13' 8" (3.55m x 4.16m)

Carpeted flooring, radiator, TV aerial and phone sockets, ceiling light point, window to rear and door to the en-suite.

## EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle with mains fitted shower, low level WC and wash hand basin, light point, electric shaving point, heated towel rail, tiled walls and tiled flooring, window to rear.

## BEDROOM TWO:

8' 2" x 14' 5" (2.50m x 4.40m)

Vinyl flooring, ceiling light point, radiator and window to front.

## BEDROOM THREE:

11' 8" x 8' 11" (3.55m x 2.71m)

Carpeted flooring, ceiling light point, radiator and window to front.





**LARGE FAMILY BATHROOM:**

White suite comprising: bath with electric shower above and screen, cabinet wash hand basin, low level W/C, tiled flooring, ceiling light, heated towel rail, electric shave point and window to rear.

**INTEGRAL GARAGE:**

8' 4" x 17' 0" (2.55m x 5.19m)  
Split wooden entrance doors, light and electric points, wall mounted boiler, pitched roof with potential attic space, potential to convert into a further living space.

**EXTERNALLY:**

At the front is a block paved driveway with parking for at least four vehicles which leads to the front entrance door and garage. The private south west facing rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining with undercover pergola area, a large lawn area perfect for children and pets, various shrubs and flowerbeds planted around the borders.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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