



Dartmouth Road  
Cannock



# Dartmouth Road Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom semi-detached house set on a sought after road just a short walk from Cannock town centre.

The property has a contemporary design and high specification finish throughout and now features a stunning open plan ground floor layout with orangery to the rear, breakfast area and brand new fitted kitchen extended to the rear (June 2020). There is also a front dining room, lounge area, separate utility, open landing, four double bedrooms, large bathroom with a modern fitted suite, driveway with parking for three vehicles with security pole, large private landscaped rear garden with artificial grass and stone patio area, large fully insulated cabin to the rear with power and lighting ideal for use as a home office, gym, games room or guest house, plus and insulated dog kennel to the side.

Other features include: a hive controlled gas central heating system, alarm system, Phillips hue lighting to the front and rear garden, a ring door bell and CCTV system to the front and rear, plus new fitted UPVC double glazed windows with Plantation shutter blinds and new guttering (all fitted in June 2020).





It is well placed to provide easy access to Cannock town centre (within two minutes walking distance), which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network. Good local schooling is also available and the property is within St.Lukes School catchment area.

The property has two floors; on the ground floor: porch, hallway, lounge, breakfast kitchen, orangery sitting/dining area, utility and guest WC. On the first floor: open landing, four double bedrooms and family bathroom.

**PORCH:**

Composite front door, light point, windows to side and front and door to the hallway.

**RECEPTION HALL:**

New tiled, light point, useful cloak cupboard, radiator, stairs to first floor with new fitted carpet, doors to the dining room, lounge and kitchen.

**LOUNGE:**

13' 11" x 13' 6" (4.24m x 4.11m)  
 Feature fireplace with fitted multi fuel burner, painted ceiling beams, Italian porcelain flooring, radiator, light point, window to front and opening to the orangery sitting area.

**BREAKFAST AREA:**

10' 5" x 10' 8" (3.18m x 3.25m)  
 New porcelain tiled flooring, large breakfast island with marble top and fitted cabinets, further fitted cabinets to the wall with TV mounting above, recess spot lights and





hanging light points, doors to the utility room and guest WC.

**NEW FITTED KITCHEN:**

18' 5" x 14' 5" (5.62m x 4.40m)

Extended to the rear with an orangery roof it features a range of new fitted wall and base units incorporating cabinets, drawers and marble work surfaces, Rangemaster range cooker, integrated appliances including a further electric oven, NEFF integrated fridge plus American fridge freezer, integrated double wine chiller and a dishwasher, inset bowl sink and drainer with mono tap and instant boiling water tap, recess ceiling spot lights, plinth floor lighting, Italian porcelain tiled flooring, French doors to the rear garden and opening to the orangery sitting/dining area.

**ORANGERY:**

12' 0" x 18' 5" (3.67m x 5.62m)

Stunning space ideal for use as either a dining area or sitting room, it features: plastered ceiling with glass roof and inset ceiling spot lights, Italian porcelain tiled flooring, radiators, windows to rear and opening to the lounge.

**DINING ROOM:**

12' 10" x 13' 0" into bay (3.91m x 3.95m)

New tiled flooring, light point, radiator, feature fireplace with fitted gas fire, painted ceiling beams, windows to side and bay window to front.

**UTILITY:**

Wall and base units with fitted cabinets, space and plumbing for washing machine and dryer, also housing the boiler.







### **NEW FITTED GUEST WC:**

Modern suite comprising: low level WC, wash hand basin, wall and floor tiling, windows to side, light point and radiator.

### **OPEN FIRST FLOOR LANDING:**

New carpeted flooring, ceiling light point, window to side, access to loft via pull down ladder, doors off to four double bedrooms and the family bathroom.

### **MASTER BEDROOM:**

8' 0" x 13' 11" (2.45m x 4.25m)  
New fitted built in wardrobe, carpeted flooring, radiator, ceiling light point and windows to front and rear.

### **BEDROOM TWO:**

14' 1" x 7' 9" (4.28m x 2.35m)  
New fitted wardrobes, new carpeted flooring, ceiling light point, radiator and window to rear.

### **BEDROOM THREE:**

8' 4" x 10' 5" (2.53m x 3.17m)  
New carpeted flooring, ceiling light point, radiator and window to side.

### **BEDROOM FOUR:**

5' 11" x 10' 7" (1.81m x 3.22m)  
Carpeted flooring, ceiling light point, radiator and window to rear.

### **NEW FITTED FAMILY BATHROOM:**

13' 0" x 10' 5" (3.96m x 3.18m)  
White suite comprising: free standing bath with chrome side taps, vanity unit with marble tops, cabinets and wash hand basin, low level WC, walk in shower cubicle, vertical radiator with towel rail, tiled flooring and walls, window to front, ceiling light point plus spot lights.





**CABIN OUTBUILDING:**

23' 1" x 17' 6" (7.03m x 5.33m)

Offering a substantial space for a number of uses such as games room, gym, home office or guest house it features: full insulation to the floor, wall and ceiling, pitched roof with light points, power sockets, wooden flooring, windows and French doors to the front.

**EXTERNALLY FRONT:**

At the front is a concrete print driveway with parking for three to four vehicles with a brick wall front border and removable security pole.

**EXTERNALLY REAR:**

The superbly presented and landscaped private rear garden is enclosed by fenced borders with gated side access and features; newly laid patio area ideal for entertaining, brick build BBQ area, wooden bin store, artificial laid lawn, rear cabin building and insulated kennels to the side plus a variety of mature trees, shrubs and flowerbeds.

**VIEWING:**

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

**DISCLAIMER:**

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## Ground Floor



## First Floor





