



Scholars Close  
Huntington, Cannock

# Scholars Close Huntington



Lovett&Co. Estate Agents are pleased to offer for sale this outstanding three bedroom, executive detached house, situated on the modern and sought after residential development in Huntington.

The property occupies one of the premier plots on the development, with views of open countryside to the front and side.

The stunning property has been finished to a high standard and comprises: generous entrance hall, spacious lounge and stunning open plan kitchen diner plus utility and a useful guest w/c on the ground floor. Upstairs the property offers a landing, three well proportioned bedrooms with an en-suite shower room to the master bedroom plus a family bathroom. The property originally had four bedrooms and could easily be reverted back to its original configuration if required.

Externally there is two/three car side driveway, detached garage with pitched roof which is part boarded with storage space plus a generous private secure enclosed landscaped rear garden, perfect for entertaining as well as for children and pets. The garden benefits from direct access to the garage and features a lawn, paved patio areas plus various plants.

Other benefits include: UPVC double glazing and gas central heating throughout.

## **RECEPTION HALL:**

Composite entrance door, laminate flooring, ceiling light point, radiator, storage cupboard, carpeted stairs to first floor, door to the lounge, guest w/c and door to kitchen-diner.

## **LOUNGE:**

3.39m x 6.02m

Laminate flooring, TV aerial & phone sockets, ceiling light point, radiator with decorative cover, window to the front and French doors to garden.

## **OPEN PLAN KITCHEN DINER:**

3.57m max x 6.00m

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, fully integrated appliances including: oven/grill and 4 ring gas hob with extractor hood, space and plumbing for dishwasher and fridge-freezer, laminate flooring, recessed spot lighting and feature lighting, radiator, dining area, doorway to utility, window to front and two windows to side.

## **UTILITY**

Wall and base units, work surface, inset sink and mono tap, space and plumbing for washing machine laminate flooring, ceiling light point and door to driveway.

## **GUEST WC:**

Modern white comprising: low level WC, pedestal wash hand basin, laminate flooring and ceiling light point.

## **FIRST FLOOR LANDING:**

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

## **MASTER BEDROOM:**

3.48m x 6.06m

Fitted wardrobe, carpeted flooring, radiator, ceiling light point, TV point, door to en-suite, window to the front and side.





**EN-SUITE SHOWER ROOM:**

Suite comprising: walk in shower cubicle, pedestal wash hand basin, low level W/C, tiled walls and flooring, ceiling light point, radiator, window to front, extractor and window to rear.

**BEDROOM TWO:**

2.48m x 3.01m  
Laminate flooring, ceiling light point, radiator, window to the front.

**BEDROOM THREE:**

3.58m x 2.96m  
Laminate flooring, ceiling light point, radiator, window to the rear.

**FAMILY BATHROOM:**

White suite comprising: bath with shower over, wash hand basin, low level W/C, tiled walls and flooring, ceiling light point, radiator, extractor fan and window to front.



**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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