



Sandy Lane
Cannock

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Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom detached family home with open plan ground floor layout and stunning contemporary finish throughout.

The property overlooks the countryside and horse paddocks to the front and briefly comprises: entrance hallway, spacious front lounge, stunning open plan kitchen diner, guest WC, landing, master bedroom with en-suite bathroom, two further double bedrooms and a family shower room. Externally there is a private driveway offering ample off-road parking, plus garage, front lawn and large rear garden perfect for families.

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

The property is situated in Shoal Hill and is well placed to provide easy access to Cannock town centre 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.

RECEPTION HALL:

Composite side entrance door, tiled flooring, ceiling spot lights, stairs to the first floor, doors to the lounge, guest WC, cloak cupboard and opening through to the kitchen-diner.

LOUNGE:

19' 6" x 11' 7" (5.95m x 3.53m)
Feature fireplace with impressive electric living flame effect fireplace, carpeted flooring, coving, TV aerial & phone sockets, ceiling light point, radiator and windows to the front and side.

OPEN PLAN KITCHEN-DINER:

19' 6" x 11' 9" (5.95m x 3.58m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and wooden work surfaces including a kitchen island, inset bowl sink and drainer with mono tap, range cooker with extractor hood, further range of integrated appliances, ceiling spot lights and light points, twin bi-fold doors to the rear garden, dining area, tiled flooring and contemporary fitted radiators.

GUEST WC:

Suite comprising: low level WC, wash hand basin, light point, tiled flooring and window to the side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

19' 6" x 11' 7" (5.95m x 3.54m)
Pitched high ceiling with wooden beams, carpeted flooring, radiator, ceiling light point and recess spot lighting, window to the front, en-suite area with free standing bath set on a tiled floor area.

EN-SUITE:

With an opening from the bedroom/bath area there is a concealed en-suite housing the low level WC and wash hand basin with tiled flooring and light point.

BEDROOM TWO:

12' 0" x 11' 4" (3.65m x 3.45m)
Ample space for wardrobes and dressing table, carpeted flooring, ceiling light point, radiator and window to the rear.





BEDROOM THREE:

7' 10" x 12' 4" (2.40m x 3.75m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY SHOWER ROOM:

White suite comprising: large walk in shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, radiator and window to the side.

EXTERNALLY:

At the front is a tarmac drive with parking for at least three vehicles which leads to the front entrance door and garage to the side. There is also a front lawn garden. The large private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn, various 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.

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