



Norton East Road
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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and spacious five bedroom link-detached property set over three floors.

Set over three floors the property briefly comprises: undercover entrance porch, hallway, rear lounge, large rear conservatory, modern fitted kitchen-diner and utility, guest WC, landing leading to the family bathroom and three bedrooms with an en-suite to the master room, further landing leading to the further two double bedrooms which share a Jack and Jill en-suite bathroom.

The large plot also offers off-road parking for at least five vehicles further space in the garage to the side. The large private rear garden collects the sun throughout the day and features a large patio area ideal for entertaining as well as an extended lawn area great for families and pets to play with summer house to the rear. Furthermore the property has excellent access to the Chasewater and the surrounding woodlands walks.

The property benefits from UPVC double glazing and gas central heating through out. The vendor has indicated that much of the furniture including the hot tub, range cooker and beds are available for negotiation.

It is situated in the village of Norton Canes, just a short journey away from Burntwood & Cannock Town centres both offering shops, supermarkets, bars and restaurants, whilst conveniently located near to Chasewater & Cannock chase, an area of outstanding natural beauty. The local schooling is highly regarded with excellent OFSTED reports. The location benefits from easy access to major commuter routes including the A38, A5 and M6 Toll road with train stations in the neighbouring Cannock and Hednesford town centre.

RECEPTION HALL:

Accessed via the under cover porch it features: UPVC front door, laminate flooring, ceiling light points, useful storage cupboard, stairs to first floor, opening to the kitchen and doors to the lounge and guest WC.

LOUNGE:

16' 2" x 10' 5" (4.92m x 3.18m)

Carpeted flooring, TV aerial sockets, pre-existing fireplace and flue for a gas fire, ceiling light points, radiator, French doors to the rear conservatory.

KITCHEN-DINER:

9' 0" x 13' 11" (2.75m x 4.25m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a range cooker, integrated fridge and freezer, space for a dishwasher, room for dining table and chairs, light points, tiled flooring, window to the front and opening to the utility room.

LARGE CONSERVATORY:

15' 5" x 12' 10" (4.71m x 3.90m)

Poly-carbonate pitched roof with a UPVC frame set on a brick base, tiled flooring, ceiling light point, fireplace fitted electric log burner effect fire, French doors to the garden.

UTILITY:

Further range of matching wall and base units with fitted cabinets, work tops and integrated sink and drainer with tap, tiled flooring, ceiling light point, further space for white goods including: washing machine and dryer, door to the side.

GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin, tiled flooring, radiator, light point and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom, useful storage cupboard, airing cupboard and further staircase to the top floor.

MASTER BEDROOM:

16' 2" x 10' 5" (4.92m x 3.18m)

Carpeted flooring, radiator, ceiling light point, windows to rear and door to the en-suite.

EN-SUITE:

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

BEDROOM FOUR:

9' 1" x 10' 8" (2.78m x 3.26m)

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

BEDROOM FIVE/STUDY:

6' 7" x 6' 9" (2.00m x 2.06m)

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





FAMILY BATHROOM:

Suite comprising: bath, wash hand basin, low level W/C, wall tiling, tiled flooring, radiator with towel rail, ceiling light and window to side.

BEDROOM TWO:

16' 2" x 10' 10" (4.92m x 3.29m)
Fitted wardrobes, carpeted flooring, ceiling light point, radiator, window to front and door to the Jack and Jill bathroom.

BEDROOM THREE:

16' 2" x 10' 5" (4.92m x 3.18m)
Carpeted flooring, ceiling light point, radiator, window to rear and door to the shared jack and Jill bathroom.

JACK AND JILL BATHROOM:

Suite comprising: bath, wash hand basin, low level WC, tiled flooring, radiator and Velux skylight.

GARAGE:

8' 6" x 17' 3" (2.60m x 5.26m)
Up and over front door, personnel door to the rear, light and electric points, pitched attic area for extra storage.

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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