



Chetwynd Park
Rawnsley

Chetwynd Park Rawnsley



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented, four bedroom detached house, situated on a sought after cul-de-sac, within a quiet semi rural location.

The property rests on a good sized and private corner plot, tucked away at the end of the cul-de-sac. On the ground floor the property features a spacious lounge and separate dining room, modern fitted kitchen, utility and guest w/c plus entrance hallway and integral garage. Upstairs are four well proportioned bedrooms with new modern fitted en-suite to the master, landing area and a new modern fitted family bathroom.

Externally the property offers a stunning re-landscaped private rear garden (2023) with paved flag stone patio area and pathway, Astroturf lawn with attractive planted borders and gated side access. To the front is an extensive tarmac driveway with parking for at least four vehicles and an electric car charging point.

Other benefits include a new Worcester Bosch boiler (2020) new upvc double glazed windows (2023), new doors (2023) plus new bi-folding doors in the dining room (2023).

The property is located in the sought after area of Rawnsley, it offers proximity to: two schools, shops, a gp's surgery and pharmacy plus the local cricket pitch and is just a few minutes from Cannock Chase, an area of outstanding natural beauty. It is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being within walking distance of Hednesford town centre. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations.

RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, radiator, carpeted stairs to first floor accommodation, door to guest w/c and door to lounge.

LOUNGE:

4.04m x 4.84m

Feature ornamental fireplace surround, carpeted flooring, coving, TV & phone sockets, coving, ceiling and wall light points, radiator, window to front and French doors to the dining room.

DINING ROOM:

2.64m x 3.14m

Carpeted flooring, coving, ceiling light point, radiator, door to kitchen and bi-folding doors to the rear garden.

KITCHEN:

3.05m x 3.15m

Range of modern matching wall and base units incorporating cupboard, drawers and work surfaces, inset bowl sink and drainer with mono tap, pull out larder unit, Neff integrated double oven and 4 ring induction hob with extractor hood, useful under-stairs storage cupboard, breakfast bar, space for an American fridge-freezer, Karndean flooring, recessed spot lighting, window to rear and door to utility.

UTILITY:

Range of matching wall and corner units, larder cupboard, work surface, Karndean flooring, ceiling light point, space for washing machine and dryer, door to garage, window to rear and door to side.

INTEGRAL GARAGE:

2.41m x 5.61m

Up and over door, light and electric points.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, doors off to four bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

4.12m x 3.76m

Built in wardrobe, carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

EN-SUITE:

White suite comprising: shower cubicle with thermostatic shower, vanity wash hand basin, cupboard and w/c, tiled walls, vinyl flooring, ceiling light point, heated towel rail and obscured window to front

BEDROOM TWO:

2.59m x 3.88m

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





BEDROOM THREE:

2.60m x 3.44m

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

BEDROOM FOUR:

2.72m x 2.19m

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

FAMILY BATHROOM:

White suite comprising: bath with thermostatic shower, vanity wash hand basin, cupboard and w/c, tiled walls, vinyl flooring, heated towel rail, ceiling light point and obscured window to rear.

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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