



Connells

Fawn Close
Huntington, Cannock



Ground Floor

Entrance Hallway

Having a front entrance door, carpeted flooring, ceiling light point, storage cupboard, stairs to first floor and door to lounge, kitchen, dining room, WC and garage

W.C

Having a double glazed window to the front aspect, ceiling light point, laminate flooring, WC, wash hand basin and radiator

Dining Room

8' 11" x 10' 6" (2.72m x 3.20m)

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Lounge

14' 2" x 13' 11" (4.32m x 4.24m)

Having a double glazed window to the rear aspect, patio doors to the garden, gas fireplace, radiator, two ceiling light points and laminate flooring

Kitchen

14' 6" x 9' 2" (4.42m x 2.79m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and half bowl sink/drainer, electric oven with gas hobs and cooker-hood over, plumbing and space for appliances, integrated fridge/freezer, radiator, ceiling light point, tiled flooring, double glazed window to the rear aspect and back door access to the rear

First Floor

Landing

Having carpeted flooring, airing cupboard, doors to bedrooms and bathroom, access to the part boarded loft complete with lighting and pull down ladder

Bedroom 1

10' 8" x 14' 10" (3.25m x 4.52m)

Having three double glazed windows to the front aspect, two fitted wardrobes, ceiling light point with fan, radiator, carpeted flooring and door to en-suite

En-Suite

Having a WC, wash hand basin, double shower, radiator, spotlights, carpeted flooring and a double glazed window to the front aspect

Bedroom 2

8' 4" x 12' 4" (2.54m x 3.76m)

Having a double glazed window to the rear aspect. fitted wardrobe, radiator, ceiling light point and carpeted flooring

Bedroom 3

8' 11" x 8' 4" (2.72m x 2.54m)

Having a double glazed window to the rear aspect, fitted wardrobe/storage space, radiator, ceiling light point and carpeted flooring

Bedroom 4

8' 10" x 8' 11" (2.69m x 2.72m)

Having a double glazed window to the rear aspect, fitted wardrobe/storage space, radiator, ceiling light point and carpeted flooring

Bathroom

Having a WC, wash hand basin, bath, radiator, spotlights, cupboard, tiled flooring and a double glazed window to the side aspect

Outside

Front

Having a tarmac driveway suitable for multiple vehicles, flower bed, garage access and gated side access to the rear from both sides

Rear

Being a mature rear garden, backing onto the ongoing fields and having a paved patio area, laid to lawn, floral borders with a variety of shrubs, plants and bushes, water tap, two outbuildings and gated side access

Garage

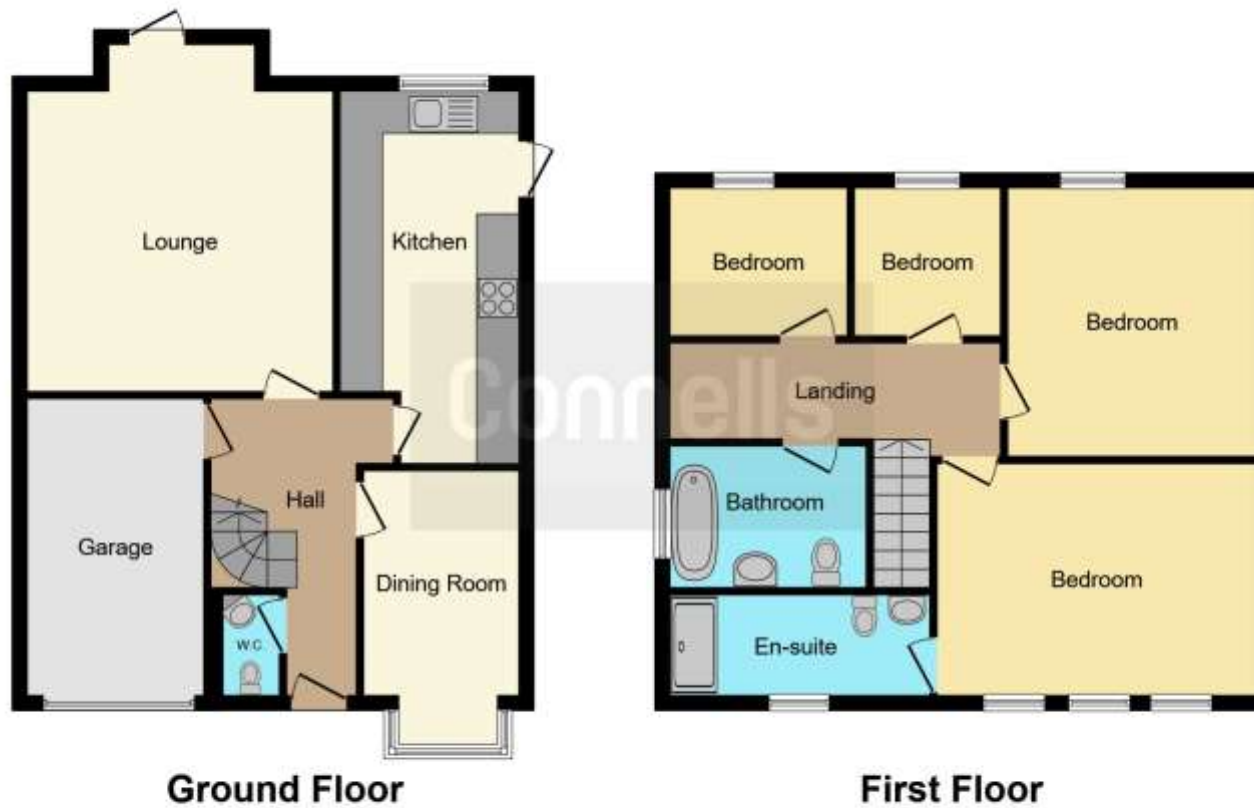
17' 5" x 8' 4" (5.31m x 2.54m)

Having an up & over door, power and lighting









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106682



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