



Connells

The Hamlet
Norton Canes, Cannock



Ground Floor

Entrance Porch

Having a brick framed porch area complete with spotlights, tiled flooring and a double glazed front entrance door

Hallway

Having a double glazed front entrance door, double glazed window to the front aspect, karndean flooring, two radiator, ceiling light point, stairs to First Floor and doors to WC, lounge and kitchen

W.C

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

Lounge

23' 9" x 16' 5" (7.24m x 5.00m)

Having a double glazed window to the front aspect, two ceiling light points, radiator, karndean flooring, double glazed French doors with fixed flooring to ceiling glass panels and an inglenook fireplace complete gas fire, brick surround, tiled flooring and double glazed windows to the front and rear aspects

Kitchen

18' 2" x 10' 2" (5.54m x 3.10m)

Being a fitted kitchen with a range of wall, base and drawer units with granite work surfaces over and having integrated appliances, electric oven with 4 point induction hob, plumbing for the dishwasher and washing machine, radiator, spotlights, tiled flooring, door to study, double glazed window to the rear aspect and a double glazed door to the side for access to the front and rear

Study

7' 1" x 10' 1" (2.16m x 3.07m)

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

Dining Area

10' 4" x 12' 2" (3.15m x 3.71m)

Orangey Area

10' 5" x 12' 2" (3.17m x 3.71m)

Orangery / Dining Room

Having been purpose built to create an extend the dining area complete with a double glazed roof lantern, double glazed French doors with fixed floor to ceiling glass panels, radiator, spotlights, sunken TV unit and electric fireplace, underfloor heating, tiled flooring and doors to lounge and kitchen

First Floor

Landing

Having carpeted flooring, ceiling light point, loft access and doors to bedrooms and bathroom

Bedroom 1

16' 7" x 12' 7" (5.05m x 3.84m)

Having a double glazed window to the front aspect, built in wardrobes, radiator, ceiling light point, carpeted flooring and door to ensuite

En-Suite

Having a double glazed window to the front aspect, built in wardrobes, WC, wash hand basin, bidet, shower cubicle, radiator, spotlights, extractor fan and tiled flooring

Bedroom 2

12' 5" x 11' 2" (3.78m x 3.40m)

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

Bedroom 3

13' 2" x 10' 6" (4.01m x 3.20m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and laminate flooring

Bedroom 4

10' 8" x 10' 1" (3.25m x 3.07m)

Having a double glazed window to the aspect, built in wardrobes, airing cupboard, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, corner bath, shower cubicle, tiled walls, towel radiator, spotlights and vinyl flooring

Outside

Front

Having a large brick paved driveway suitable for multiple vehicles, access to the double garage via up and over door and side access to the rear

Rear

Being a low maintenance rear garden complete with a paved patio area, mature conifer hedging, access to the garage and side access to the front

Double Garage

Having power, lighting and accessible via up and over door to the front and a double glazed door to the rear









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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