



Connells

Mallard Way
Norton Canes, Cannock

Mallard Way Norton Canes, Cannock, WS11 9BA

For sale
£365,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FOUR BEDROOM DETACHED family home located in the popular are of Norton Canes.

PRESENTED TO A SHOW HOME STANDARD THROUGHOUT offering a touch of luxury, featuring modern and neutral interiors, a stylish kitchen and bathroom and boasting FOUR BEDROOMS, a master en-suite and guest WC.

To the Ground Floor the property briefly comprises of an entrance hallway offering access to the First Floor and to the generous living room. Through the living room we are greeted by the open plan fully fitted kitchen and dining area, with an influx of natural lighting and a sleek and and orderly finish. Through the kitchen we can access the utility room and greatly desired WC.

To the First Floor boasting FOUR BEDROOMS with a master en-suite and a family bathroom.

Externally benefiting from having a tarmac driveway suitable for multiple vehicles, lawn area, access to the garage and side access to the rear. To the rear having a paved patio area, lawn area and decking area at the rear.

Perfectly located just a stones throw away to Chasewater Country Park offering extensive water sport activities, nature trails and the heritage steam railway providing a fun day out

for all ages right on your doorstep. Benefiting further from being close to many local amenities and both Primary & Secondary Schools.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, radiator, ceiling light point, stairs to first floor, doors to living room

Living Room

11' 2" x 15' 9" (3.40m x 4.80m)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator, archway to kitchen/diner

Kitchen/Dining Room

18' 6" x 10' 3" (5.64m x 3.12m)

Being a fitted kitchen with a range of wall base and draw units with laminate work surfaces over and having integrated electric oven, gas hob, sink drainer, extractor hood, two ceiling light points, radiator, breakfast bar, window to the rear aspect, double glazed doors leading to the garden and door leading to the utility room and Guest WC.

Utility

5' 2" x 6' 1" (1.57m x 1.85m)

Having fitted base units, plumbing for washing machine, ceiling light point, laminate flooring, home to boiler, door to rear aspect and access to Guest WC

Guest Wc

Having a double glazed window to the rear aspect, WC, hand basin, radiator, tiled splashbacks, laminate flooring, ceiling light point.

First Floor

Landing

Having stairs leading up from the hallway, carpeted flooring, loft access, and doors to all bedrooms and family bathroom

Bedroom 1

14' 4" x 13' 1" (4.37m x 3.99m)

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator, storage cupboard and door to en-suite

En-Suite

Having a double glazed window to the side aspect, radiator, tiled walls, laminate flooring, hand basin, WC, shower cubicle and ceiling light point

Bedroom 2

9' 4" x 12' 3" (2.84m x 3.73m)

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

Bedroom 3

9' 4" x 9' 7" (2.84m x 2.92m)

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

Bedroom 4

7' 3" x 9' 7" (2.21m x 2.92m)

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

Bathroom

Having a double glazed window to the rear aspect, radiator, tiled walls, laminate flooring, hand basin, WC, bathtub.

Outside

Front

Having a tarmac driveway suitable for multiple vehicles, lawn, access to the garage via up and over door, and side access to the rear garden

Rear

Having a paved patio area, laid to lawn, rear decking area.

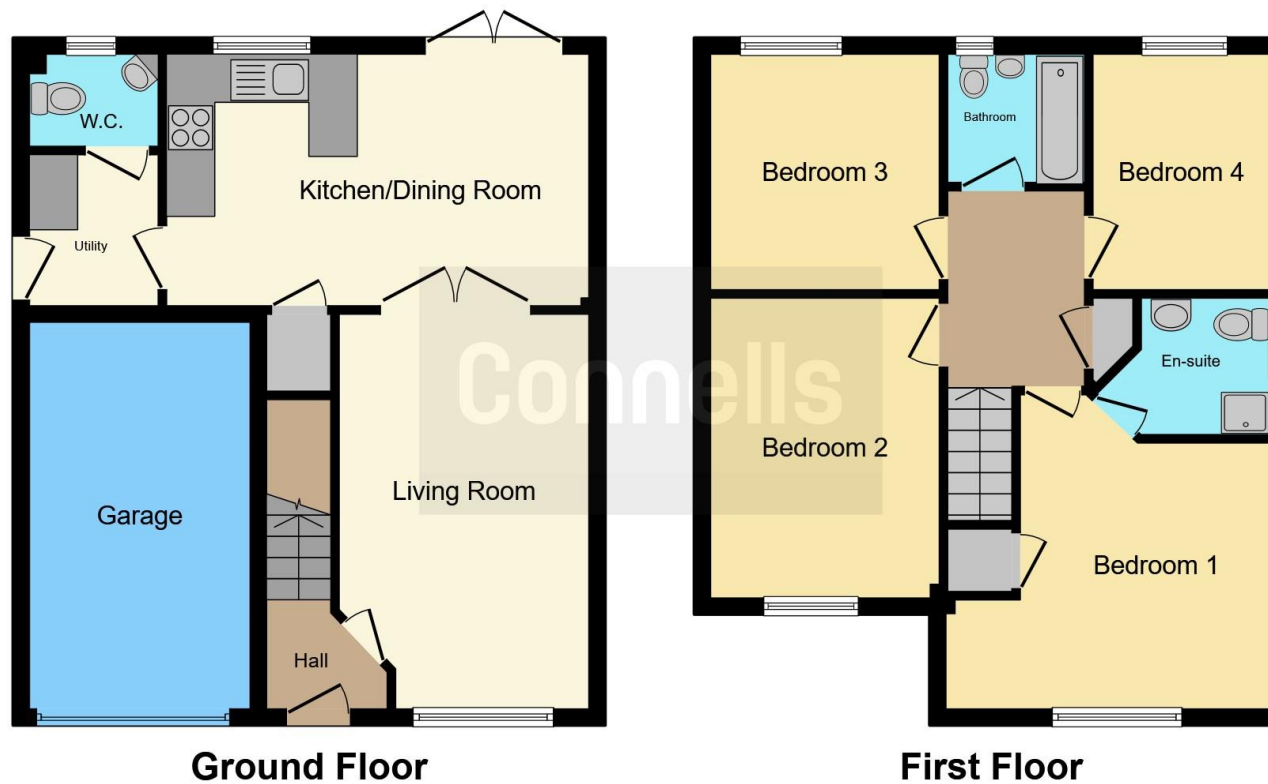
Garage

Having up and over door power and lighting.









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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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK107839



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